

BRENTWOOD developments

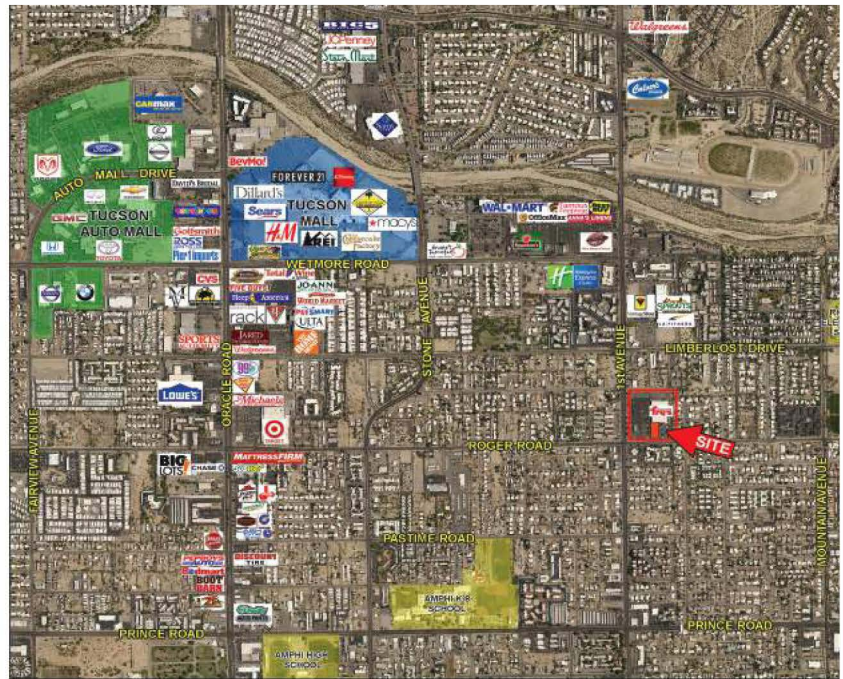


PROPERTY HIGHLIGHTS

Location:	NEC of 1st Avenue & Roger Road Tucson, AZ
Space Available:	Up to 2,080 SF of New Shop Space Available for Immediate Possession
Lease Rate:	In-line Space: \$24.00/SF/YR, NNN
Triple Net Expenses:	\$7.16/SF/YR, (estimated)
Zoning:	C-1

DESCRIPTION

- ◆ Anchored by +/- 75,000 SF Fry's Food and Drug Store, Tucson's strongest grocery store brand by sales.
- ◆ Extremely dense population in the immediate surrounding area, with close proximity to the Tucson Mall and the University of Arizona.
- ◆ Shops building features excellent visibility, convenient access, and plentiful parking.
- ◆ Active co-tenancy with traffic generating service uses.



Shoppes at 1st & Roger is a 70,000 square foot Fry's anchored neighborhood shopping center. This property offers substantial day-time traffic, is adjacent to Shadow Pines Apartments and Vista Montana Apartment Homes with close proximity to I-10. In addition, the convenient location near The University of Arizona and the Tucson Mall offers great growth potential.



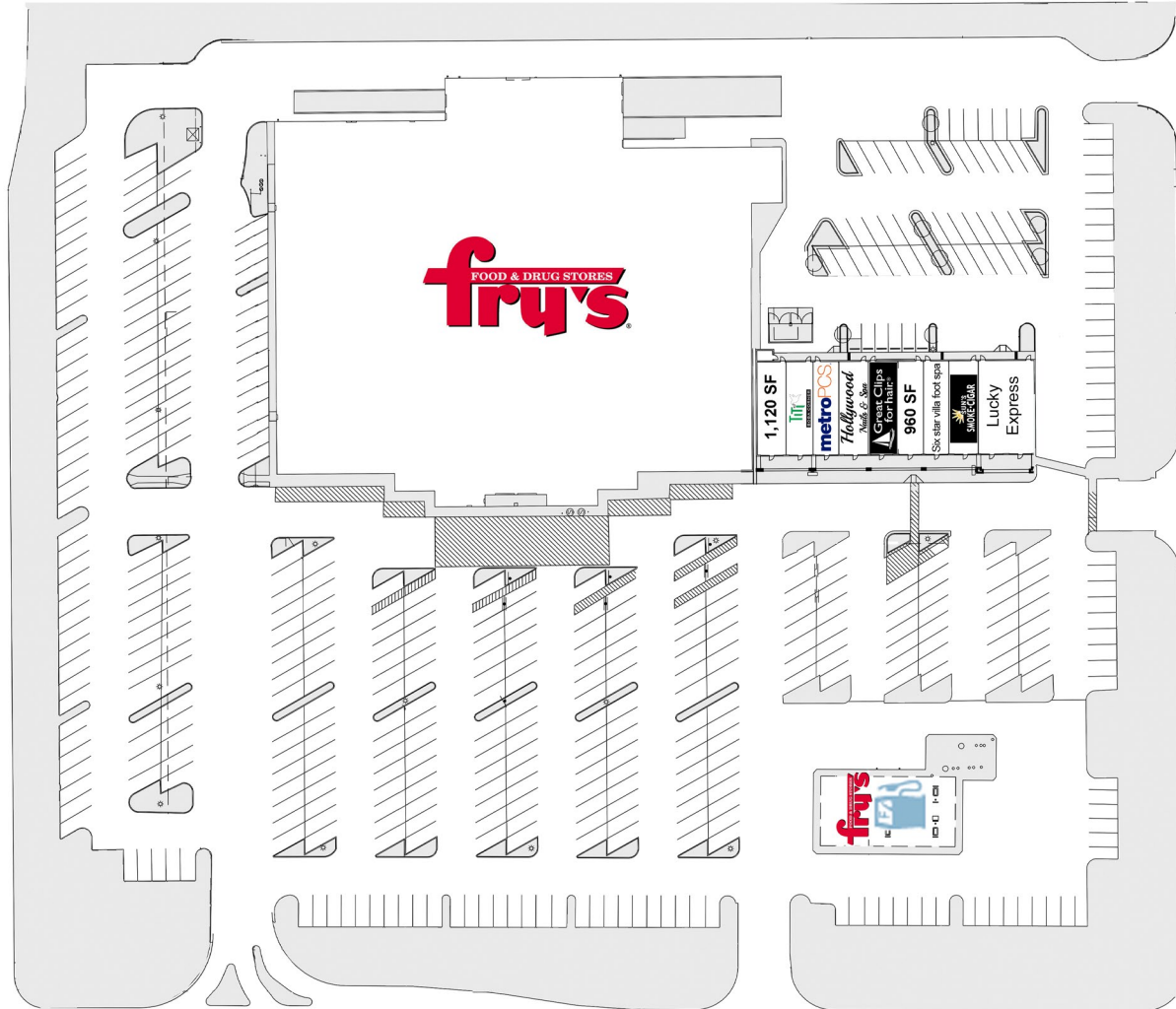
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1ST AVENUE

ROGER ROAD



Tenant	Address	Sq Ft
Frys Food Store		
AVAILABLE		1,120
Titi Boba Corner		1,040
MetroPCS		960
Hollywood Nails & Spa		1,120
Great Clips		1,120
AVAILABLE		960
Six Star Villa Foot Massage		960
Sun's Smoke Shop & Gift		1,120
Lucky Express		2,160
TOTAL GLA:		10,560



DEMOGRAPHIC HIGHLIGHTS

2018 Estimates	1MI	3MI	5MI
Population:	33,375	122,202	278,278
Average HH Inc:	\$54,973	\$60,241	\$60,560

(Source: Applied Geographic Solution/TIGER Geography, May, 2018)



TRAFFIC COUNTS

1st Ave.:	44,855 VPD (2017)
Roger Rd.:	27,451 VPD (2017)
Total:	72,306 VPD (2017)

(Source: Pima Association of Governments, Traffic Volumes Database)



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