

# Shop Space next to Super Walmart & Costco!

1070 E. Tucson Marketplace Boulevard

Tucson, Arizona



- Immediately Off the I-10 Freeway (100,600+ Cars/Day)
- Within 5 Miles of Downtown Tucson, The University of Arizona, and Tucson International Airport

For more information:

Carol Harder  
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602.977.9202  
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## PROPERTY HIGHLIGHTS

### Features

- Immediately Off the I-10 Freeway (100,600+ Cars/Day)
- Within 5 Miles of Downtown Tucson, The University of Arizona, and Tucson International Airport
- Anchors Include:
  - Walmart
  - Costco
  - Planet Fitness
  - Dave & Busters

### Demographics

Population	1 mile	3 mile	5 mile
2025 Projection	8,394	109,751	277,535
2020 Estimate	8,365	108,090	274,183
Growth 2020 – 2025	0.34%	1.54%	1.22%
Households	1 mile	3 mile	5 mile
2025 Projection	2,691	36,544	100,859
2020 Estimate	2,658	35,607	98,950
Growth 2020 – 2025	1.25%	2.63%	1.93%
Income	1 mile	3 mile	5 mile
2020 Est. Average Household Income	\$37,393	\$46,506	\$51,232
2020 Est. Median Household Income	\$28,501	\$34,648	\$37,289
2020 Est. Per Capita Income	\$12,267	\$16,369	\$19,142

Source: Applied Geographic Solutions 2021

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1515 E. Bethany Home Rd., Suite 125, Phoenix, AZ 85014  
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## SITE PLAN

E TUCSON MARKETPLACE BLVD



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# AERIAL

# DOWNTOWN TUCSON

FUTURE DEVELOPMENT

## MOSAIC

Office & Educational District Home  
to JTED's Newest Technical  
Education Campus

18,340 CPD  
S PARK AVE



SUBJECT  
PROPERTY

EAST TUCSON  
MARKETPLACE BLVD

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