

PADS, SHOPS, ANCHORS & MAJORS AVAILABLE

TUCSON MARKETPLACE AT THE BRIDGES | SALE, GROUND LEASE OR BUILT-TO-SUIT | TUCSON, ARIZONA

NOW PRE-LEASING SHOPS E1 & E2

GEICO CALL CENTER COMING
SUMMER 2019 ±2,000 EMPLOYEES



Chad T. Russell, P.C. | crussell@landadvisors.com Randolph C. Titzck, P.C. | rtitzck@landadvisors.com
4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZ-Pima-127983-2.27.18

TUCSON MARKETPLACE EXECUTIVE SUMMARY

LOCATION NWC of Interstate 10 and Kino Parkway, Tucson, Arizona

PROPERTY AND PROJECT SIZE ±114 acres with ±1 million square feet of proposed shops, pads, entertainment and anchors

ZONING PAD, City of Tucson

PRICING Call for Pricing (Lease, Ground Lease, Built-To-Suit and Sale)

AVAILABILITY Anchors, Majors, Pads and Shops

DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Est. 2017 Average Population	±104,376	±265,167	±446,789
Est. 2017 Average HH Income	\$41,309	\$45,538	\$47,902

Source: ESRI, 2017

TRAFFIC COUNTS

I-10: ±80,302 VPD,
Kino Parkway: N/S ±37,000 VPD,
Park Avenue: N/S ±18,000 VPD

Source: 2017, Kalibrate Technologies

COMMENTS

- Located in a dense infill section of South Tucson
- One (1) mile of frontage along Interstate 10
- Two (2) Interstate 10 interchanges at the east and west ends of the project
- Part of a master planned community with KB Homes and the University of Arizona Bioscience Research Park
- Located 2.5 miles from the University of Arizona (±42,236 enrolled)
- Located two (2) miles south of downtown Tucson and three (3) miles from the Tucson International Airport
- Proposed Geico Call Center coming Summer of 2019 (±2,000 employees)

SHOPS SPACE AVAILABILITY

EXISTING SHOPS	
Shops A2	Fully Leased
Shops B3	±900 - 2,537 SF (Divisible)
Shops H	Fully Leased
Shops F	±1,000 - 2,790 SF (Divisible)

PROPOSED FUTURE SHOPS	
Shops E1	±5,749 SF
Shops E2	±7,578 SF

PAD AVAILABILITY

Pad 1	±4,726 SF
Pad 4	±7,000 SF
Pad 5	±7,500 SF
Pad 6	±8,000 SF
Pad 7	±12,400 SF
Pad 8	±10,800 SF
Pad 10	±8,800 SF
Pad 11	±10,150 SF
Pad 12	±11,750 SF
Shops B1/B2 Pads	±6,000 SF/±9,000 SF

Kino Parkway Pads
(North of Culver's and Discount Tire)

2-3 Retail Pads Available



CONCEPTUAL SITE PLAN SUBJECT TO CHANGE



PROJECT DATA:

BUILDING AREA:	
ANCHOR 1	155,861 SF
ANCHOR 2	25,175 SF
ANCHOR 3	30,000 SF
ANCHOR 4	17,500 SF
ANCHOR 5	55,502 SF
ANCHOR 6	147,894 SF
THEATER	53,678 SF
MAJOR H	25,530 SF
MAJOR J	10,000 SF
MAJOR K	6,000 SF
MAJOR L	7,000 SF
MAJOR M	12,585 SF
MAJOR N	15,980 SF
MAJOR O	7,500 SF
MAJOR P	7,200 SF
MAJOR Q	11,600 SF
MAJOR R	10,800 SF
MAJOR S	6,000 SF
MAJOR T	7,000 SF

SHOPS A2	6,661 SF
SHOPS A3	7,560 SF
SHOPS A4	6,000 SF
SHOPS B1	6,000 SF
SHOPS B2	9,000 SF
SHOPS B3	7,199 SF
SHOPS B4	5,559 SF
SHOPS E1	5,749 SF
SHOPS E2	7,976 SF
SHOPS F	9,223 SF
SHOPS H	9,280 SF

PAD 1	4,726 SF
PAD 2	2,844 SF
PAD 3	12,550 SF
PAD 4	7,000 SF
PAD 5	7,500 SF
PAD 6	8,000 SF
PAD 7	12,400 SF
PAD 8	19,800 SF
PAD 9	4,587 SF
PAD 10	8,400 SF
PAD 11	8,400 SF
PAD 12	10,000 SF
PAD 13	9,500 SF

ANCHORS TOTAL	411,932 SF
THEATER	53,678 SF
MAJORS TOTAL	151,922 SF
SHOPS TOTAL	82,673 SF
PADS TOTAL	104,834 SF
TOTAL	825,239 SF

PARKING:

REQUIRED:	
RETAIL (11-2.5 SEATS)	518 SPACES
RETAIL (4.5 (1000) 051,726 SF)	2,932 SPACES
RESTAURANT (10:1000) 119,834 SF	1,138 SPACES
TOTAL REQUIRED	4,648 SPACES

PROVIDED:	5,351 SPACES
OVERALL PARKING RATIO	6.0/1000'

REQUIRED:
 THEATER (11-2.5 SEATS) 518 SPACES
 RETAIL (4.5 (1000) 051,726 SF) 2,932 SPACES
 RESTAURANT (10:1000) 119,834 SF 1,138 SPACES
 TOTAL REQUIRED 4,648 SPACES

PROVIDED:
 OVERALL PARKING RATIO 5,351 SPACES 6.0/1000'

PRELIMINARY ONLY - SUBJECT TO CHANGE
 *NOTE: ALL PADS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE IN FOOTPRINT AND SITE LAYOUT



TUCSON MARKETPLACE AT THE BRIDGES
 MASTER SITE PLAN
 TUCSON, ARIZONA

REVISIONS
 10/01/20

NOT FOR CONSTRUCTION

SCHEMATIC DESIGN
 DESIGN DEVELOPMENT
 CONSTRUCTION
 BID / PHASING
 PERMIT SET

DATE: FEBRUARY 18, 2019
 PROJECT NUMBER: 10016
 DRAWING OF: A 0151E
 SHEET OF: 31
 DRAWN BY: J. MURPHY

SCALE: 1"=100'
 SD-1
 MASTER SITE PLAN

Shop Space Available (Existing) Available Pads Available Anchors/Majors Proposed Shop Space

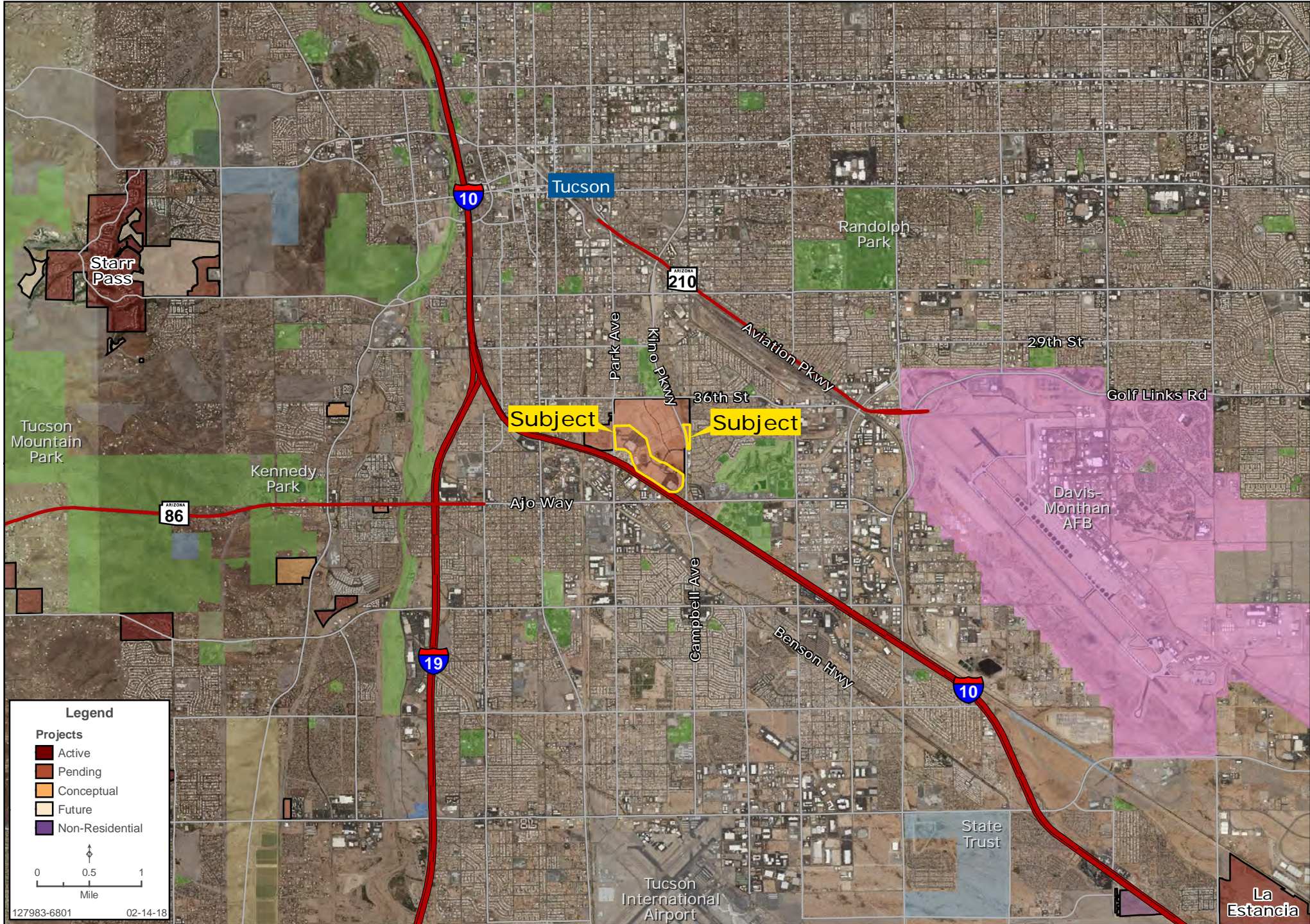
CONCEPTUAL MASTER PLAN MAP

Randolph C. Titzck, P.C. | Chad T. Russell, P.C. | 480.483.8100 | www.landadvisors.com

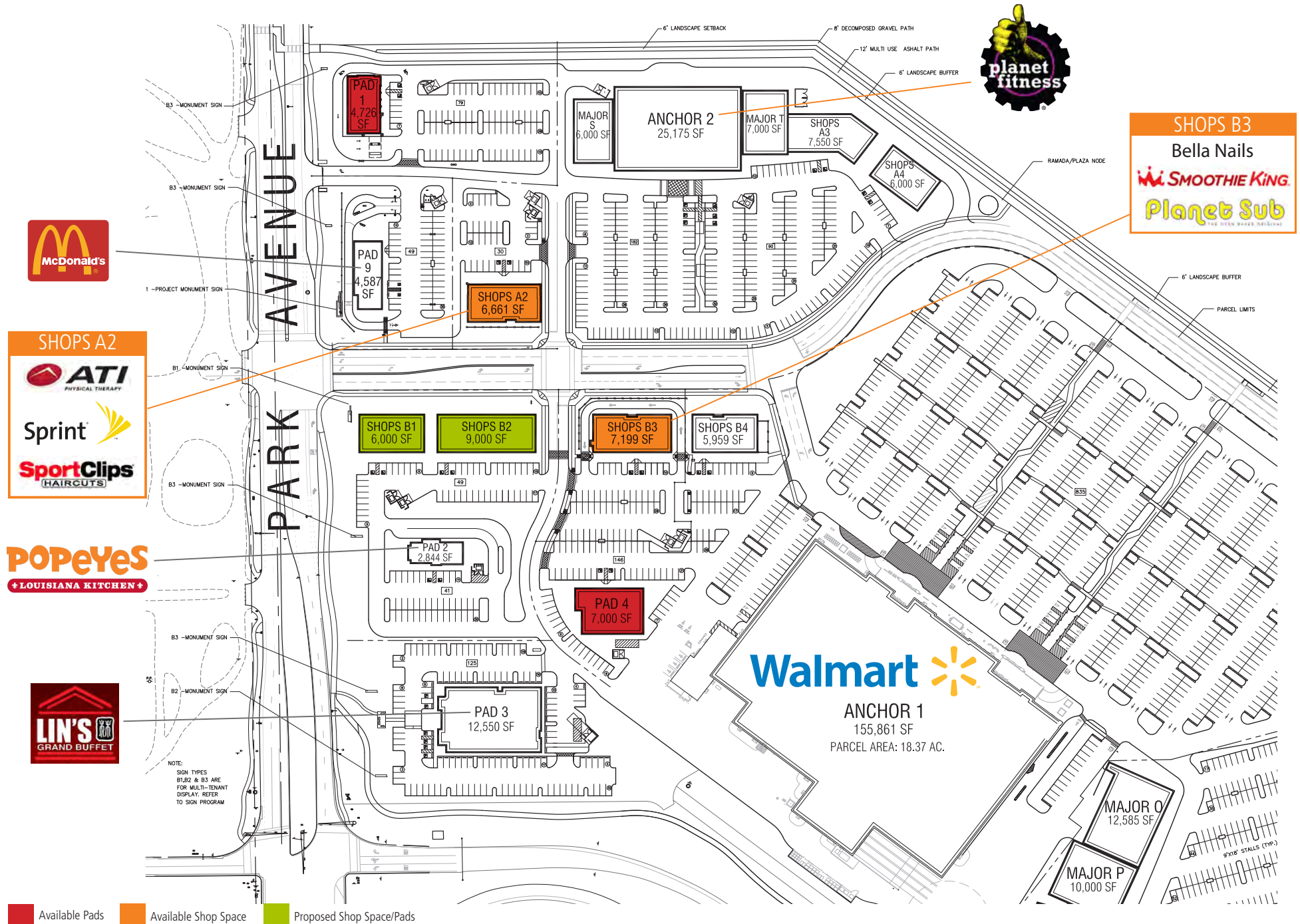


LOCATION MAP

Randolph C. Titzck, P.C. | Chad T. Russell, P.C. | 480.483.8100 | www.landadvisors.com



CONCEPTUAL SITE PLAN SUBJECT TO CHANGE



■ Available Pads
 ■ Available Shop Space
 ■ Proposed Shop Space/Pads

CONCEPTUAL SITE PLAN SUBJECT TO CHANGE



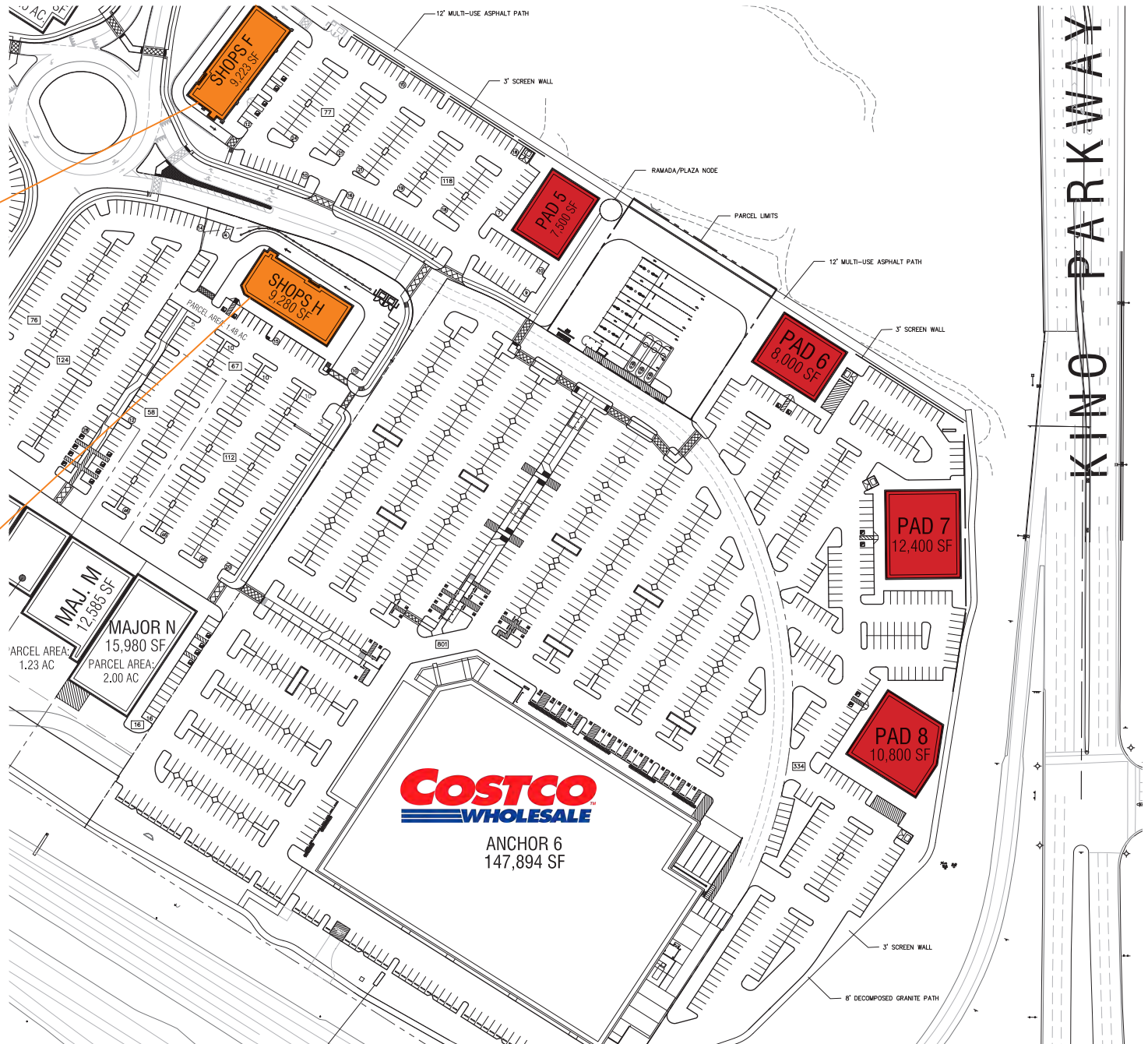
CONCEPTUAL SITE PLAN INTERIOR PADS SUBJECT TO CHANGE

SHOPS F

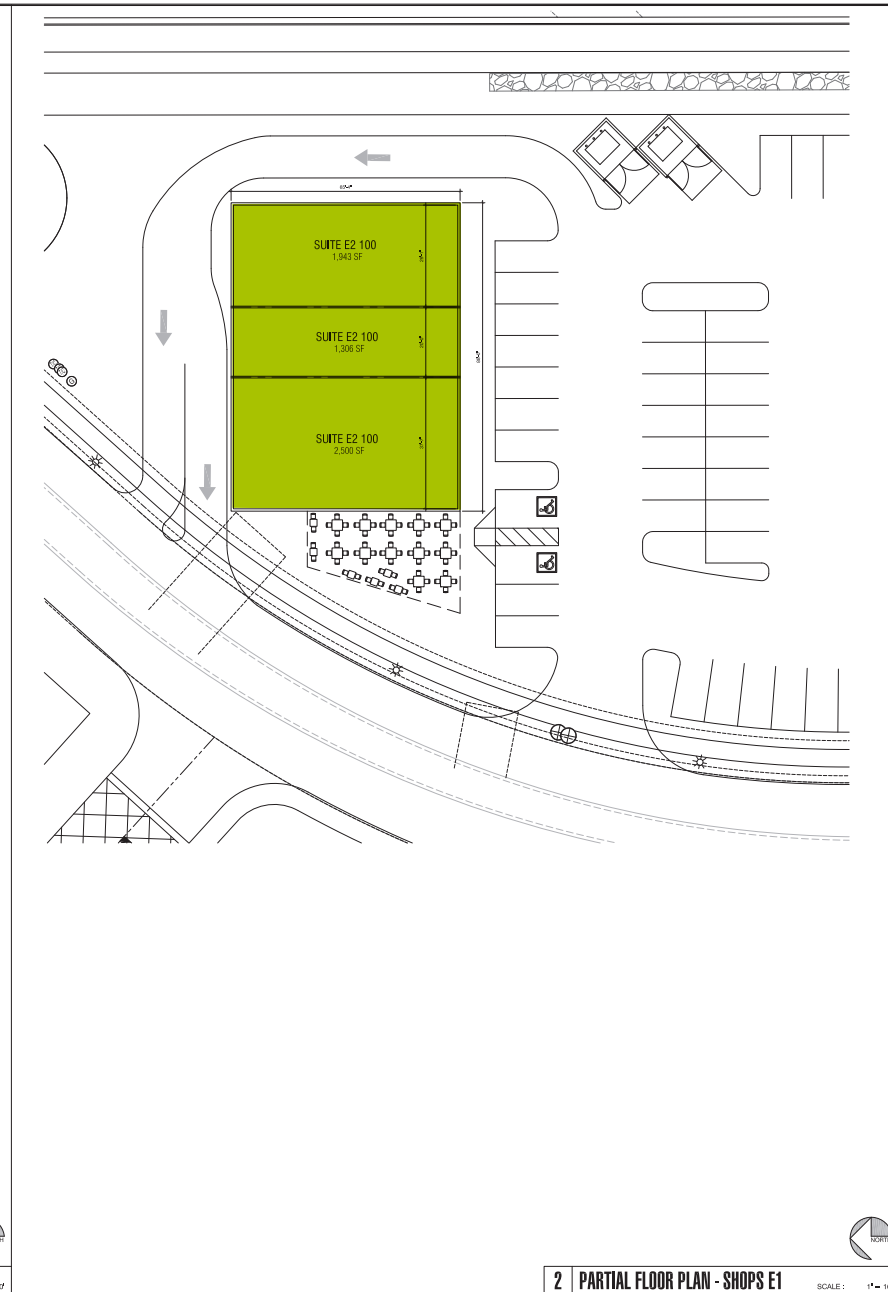
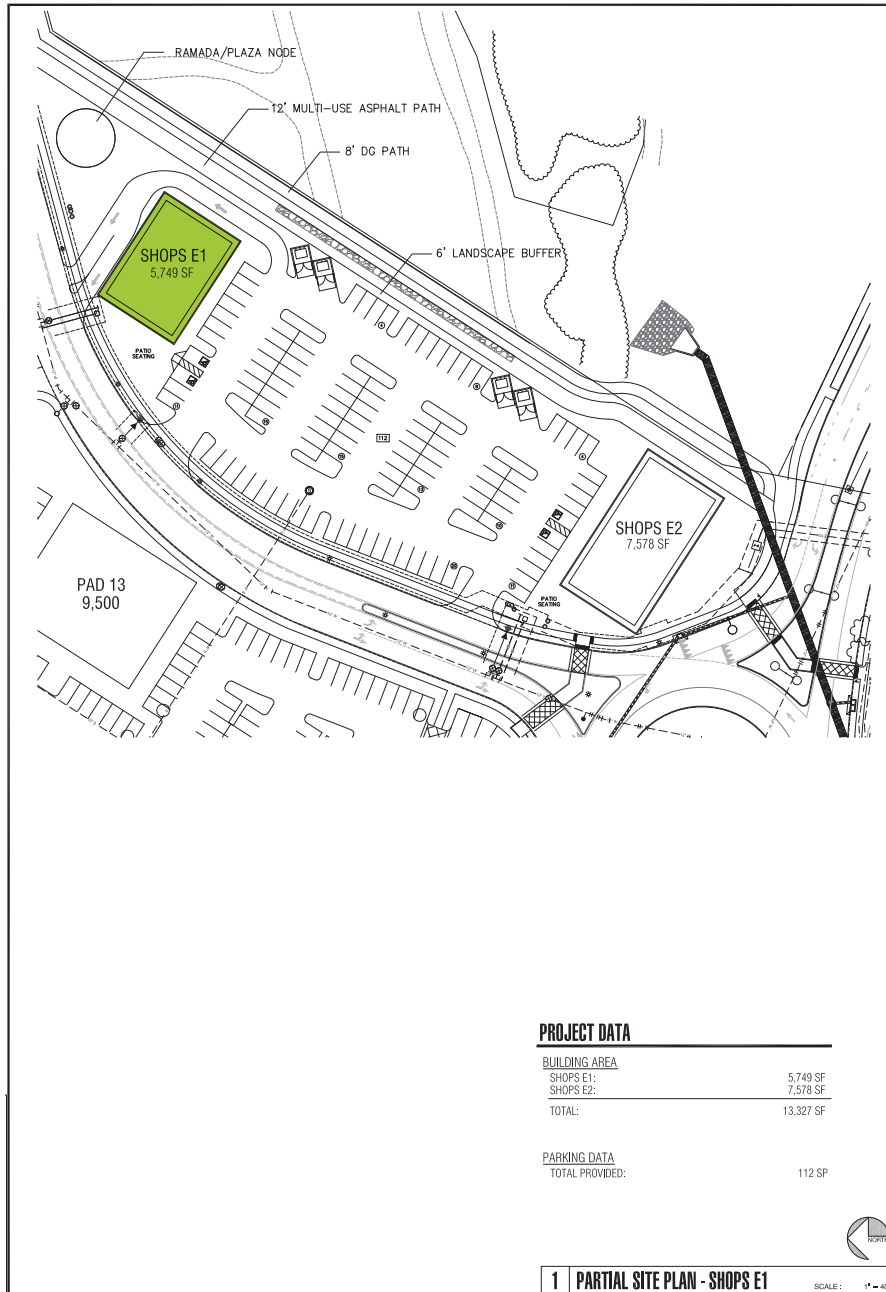
SUNSTREET MORTGAGE, LLC
STARBUCKS COFFEE
JIMMY JOHN'S
verizon

SHOPS H

MATTRESS FIRM
Great Clips
IT'S GONNA BE GREAT
spring mobile
NextCare URGENT CARE



PROPOSED SHOPS E1 SUBJECT TO CHANGE



**TUCSON
MARKETPLACE AT THE
BRIDGES**
TUCSON, ARIZONA

SHOPS E1

PURSUANT TO THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, SECTION 102 OF THE COPYRIGHT ACT, DRAWINGS, SPECIFICATIONS, AND ANY ADDITIONAL PRODUCTS OR SERVICES ARE AND SHALL REMAIN THE PROPERTY OF DUO DESIGN, REGARDLESS OF WHETHER THE SPECIFIC USES, EXECUTED OR NOT, THEY ARE NOT TO BE USED ON OTHER PROJECTS, EXTENDING OR ANY OTHER USES EXCEPT UPON WRITTEN AGREEMENT FROM DUO DESIGN.

- SCHEMATIC DESIGN**
- ⊙ DESIGN DEVELOPMENT
 - ⊙ PRELIMINARY SET
 - ⊙ CITY/TOWN SUBMITTAL SET
 - ⊙ PERMIT SET
 - ⊙ BID / PRICING
 - ⊙ CONSTRUCTION

DATE: 02.05.18
PROJECT NUMBER: 08002
DRAWN BY: J. MURRAY
CHECKED BY: J. MURRAY / K. COOK

SHEET NO.:
A100
PARTIAL SITE / FLOOR PLANS

PROJECT DATA

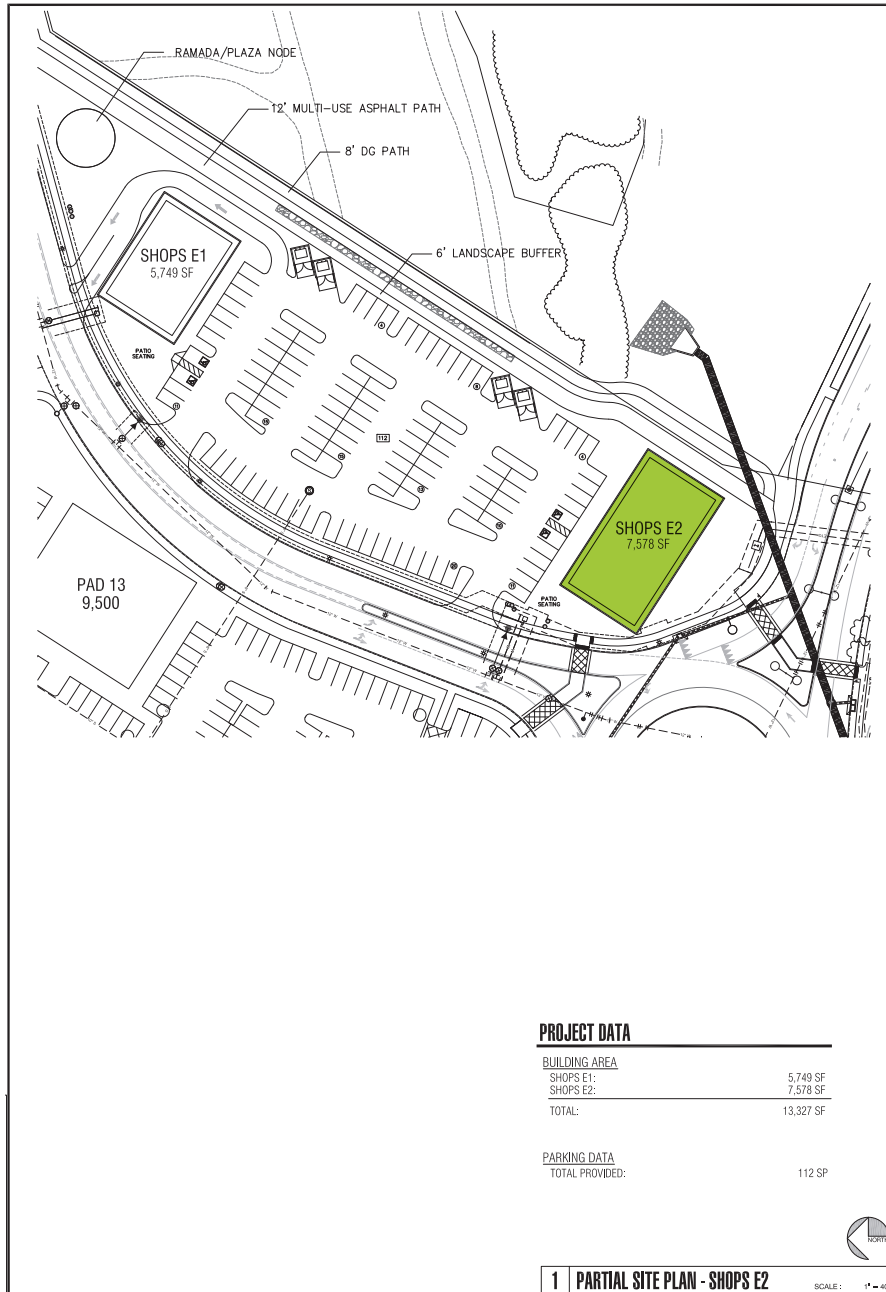
BUILDING AREA	
SHOPS E1:	5,749 SF
SHOPS E2:	7,578 SF
TOTAL:	13,327 SF

PARKING DATA	
TOTAL PROVIDED:	112 SP

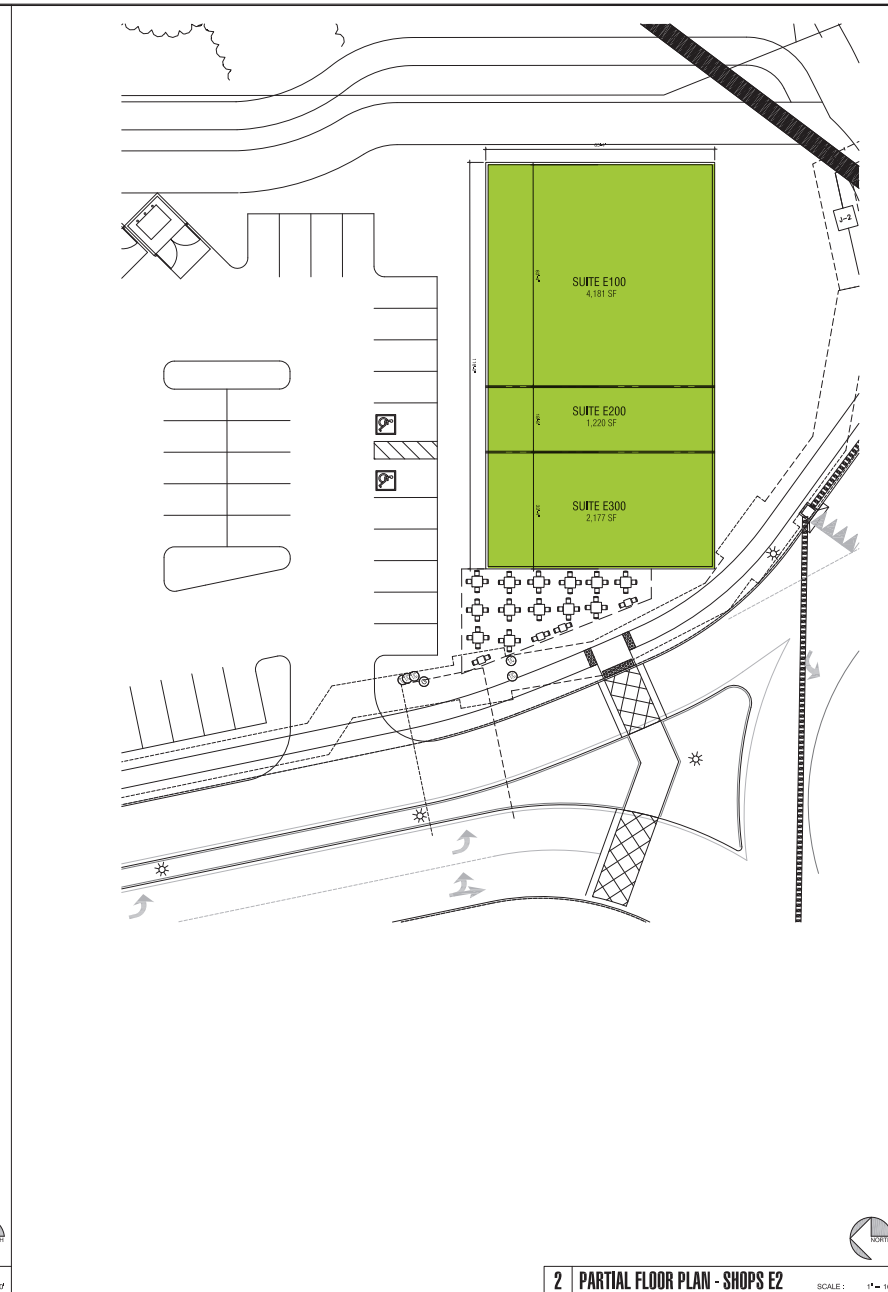


1 PARTIAL SITE PLAN - SHOPS E1 SCALE: 1" = 40'

2 PARTIAL FLOOR PLAN - SHOPS E1 SCALE: 1" = 16'



1 PARTIAL SITE PLAN - SHOPS E2



2 PARTIAL FLOOR PLAN - SHOPS E2



TUCSON
MARKETPLACE AT THE
BRIDGES
TUCSON, ARIZONA

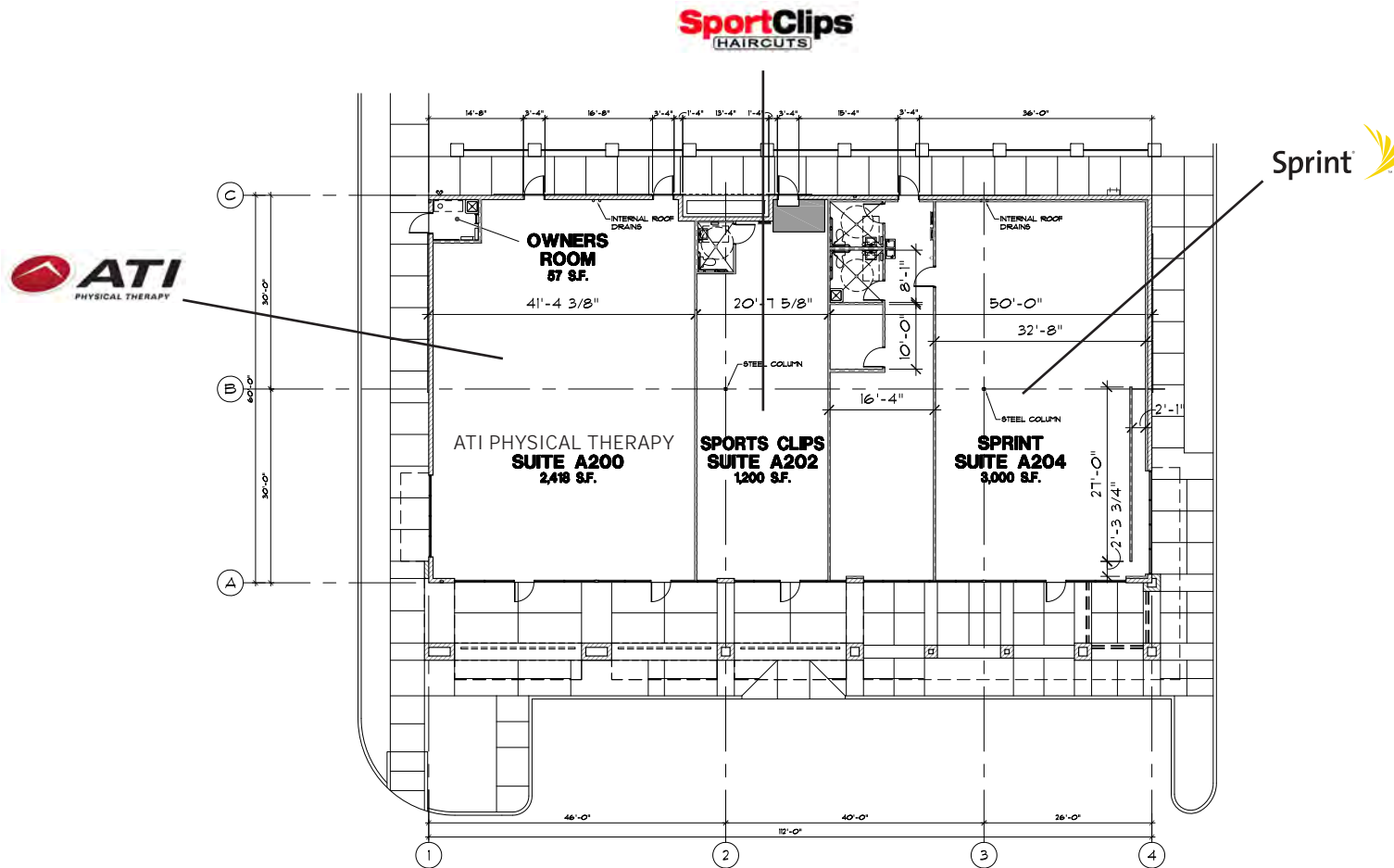
SHOPS E2

PURSUANT TO THE ARCHITECTURAL
WORKS COPYRIGHT PROTECTION ACT,
SECTION 107 OF THE COPYRIGHT ACT,
DRAWINGS, SPECIFICATIONS, AND ANY
ADDITIONAL PRODUCTS OR SERVICES
ARE AND SHALL REMAIN THE
PROPERTY OF DUO DESIGN, REGARDLESS
OF WHETHER THE SPECIFIC USES
DESCRIBED OR NOT, THEY ARE NOT TO BE
USED ON OTHER PROJECTS,
EXTENSIONS, OR ANY OTHER USES
EXCEPT UPON WRITTEN AGREEMENT
FROM DUO DESIGN.

- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
 - PRELIMINARY SET
 - CITY/TOWN SUBMITTAL SET
 - PERMIT SET
 - BID / PRICING
 - CONSTRUCTION

DATE:
02.05.18
PROJECT NUMBER:
08002
DRAWN BY:
J. MURRAY
CHECKED BY:
J. MURRAY / K. COOK

SHEET NO.:
A100
PARTIAL SITE /
FLOOR PLANS



LEASE PLAN - SHOPS A2 - 6,675 S.F.

TUCSON MARKETPLACE AT THE BRIDGES
TUCSON, ARIZONA

DATE: FEBRUARY 19, 2018
JOB#: TBD

AAD:FITCH, Inc.

FITCH

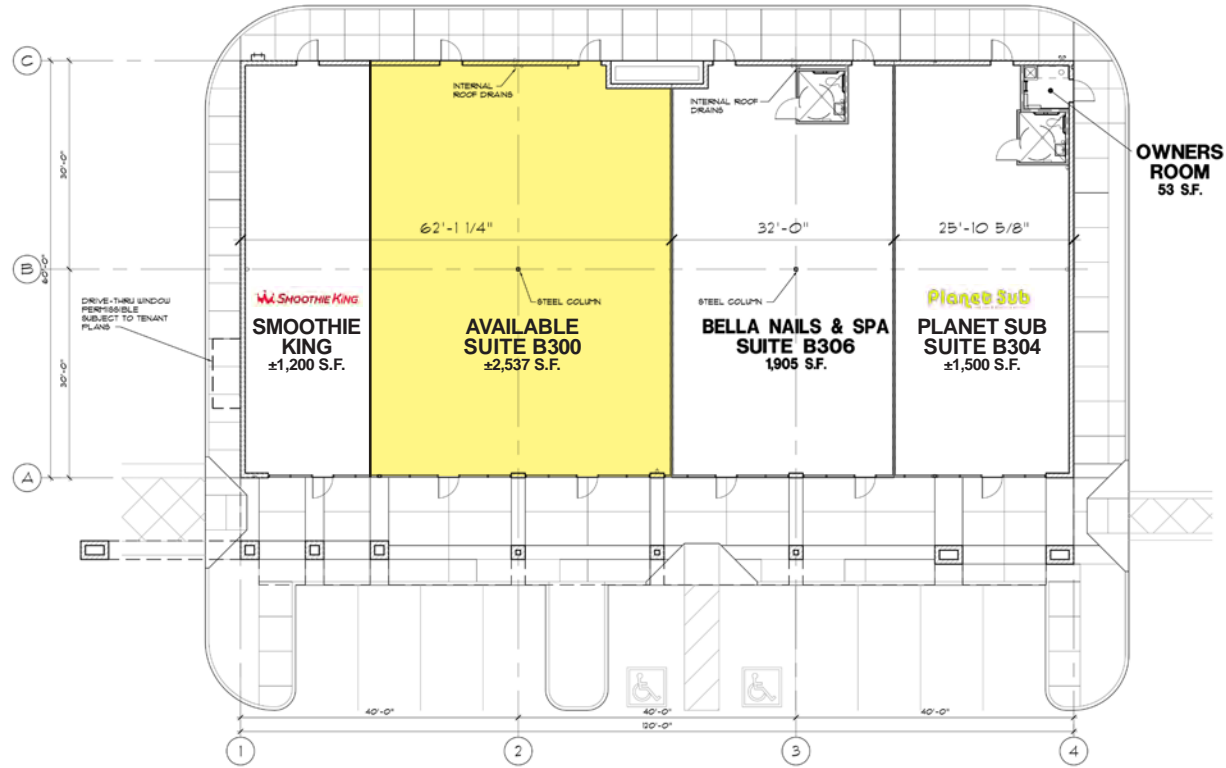
ALL BUILDING IMPROVEMENTS, THEIR OCCUPANTS AND THE USE OF SPACES ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO REVISIONS AT THE OWNER'S DISCRETION THROUGHOUT THE PROJECT.
THIS PRELIMINARY USE PLAN IS BASED ON INFORMATION PROVIDED BY HARRIS STORES, INC. AND IS SUBJECT TO VERIFICATION BY LOCAL, STATE AND FEDERAL AGENCIES. THE OWNER IS NOT NECESSARILY A REPRESENTATIVE AS TO CURRENCY, TYPE, SIZE, LOCATION, TERMS OR OCCUPANTS OF ANY BUILDING UNDER THIS CONTRACT.

16435 North Scottsdale Rd., Suite 195
Scottsdale, Arizona 85254
T+1 480 998 4200 F+1 480 998 7223
www.fitch.com

SHOPS A2



FLOOR PLAN SHOPS B3 SUBJECT TO CHANGE



LEASE PLAN - SHOPS B3 - 7,195 S.F.

**TUCSON MARKETPLACE AT THE BRIDGES
TUCSON, ARIZONA**

ALL BUILDING IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.

THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO HANEL STUDIO ONE, INC. AND IS SUBJECT TO VERIFICATION BY LEGAL, SURVEY AND GOVERNING AGENCIES ETC. THIS EXHIBIT IS NOT NECESSARILY A REPRESENTATION AS TO EXISTENCE, TYPE, SIZE, LOCATION, TENURE OR OCCUPANCY OF ANY BUILDING WITHIN THIS CENTER.

DATE: MARCH 14, 2014
JOB#: 320100778

AAD:FITCH, Inc.

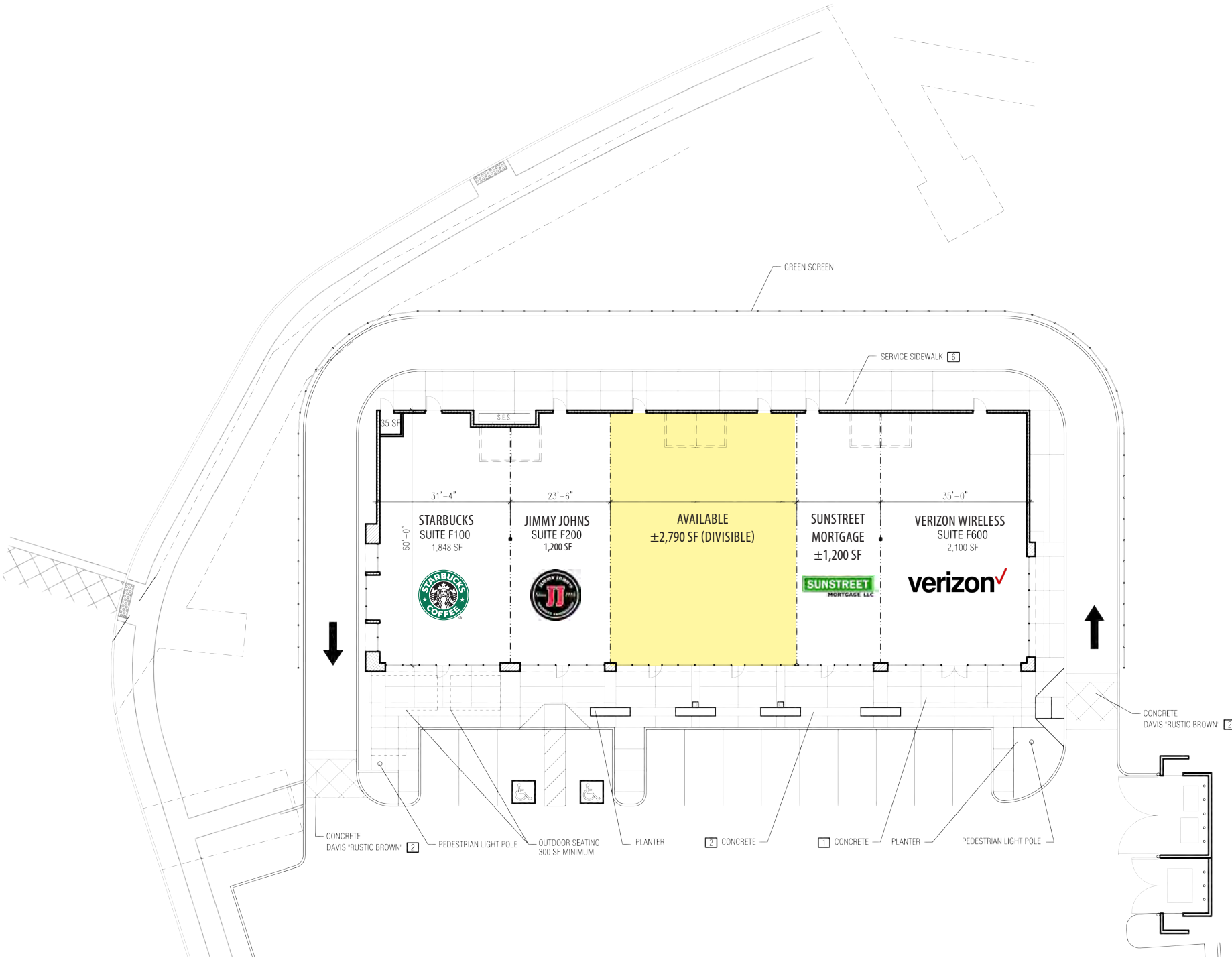
FITCH

16435 North Scottsdale Rd. Suite 195
Scottsdale, Arizona 85254
T+1 480 998 4200 F+1 480 998 7223
www.FITCH.com

SHOPS B3

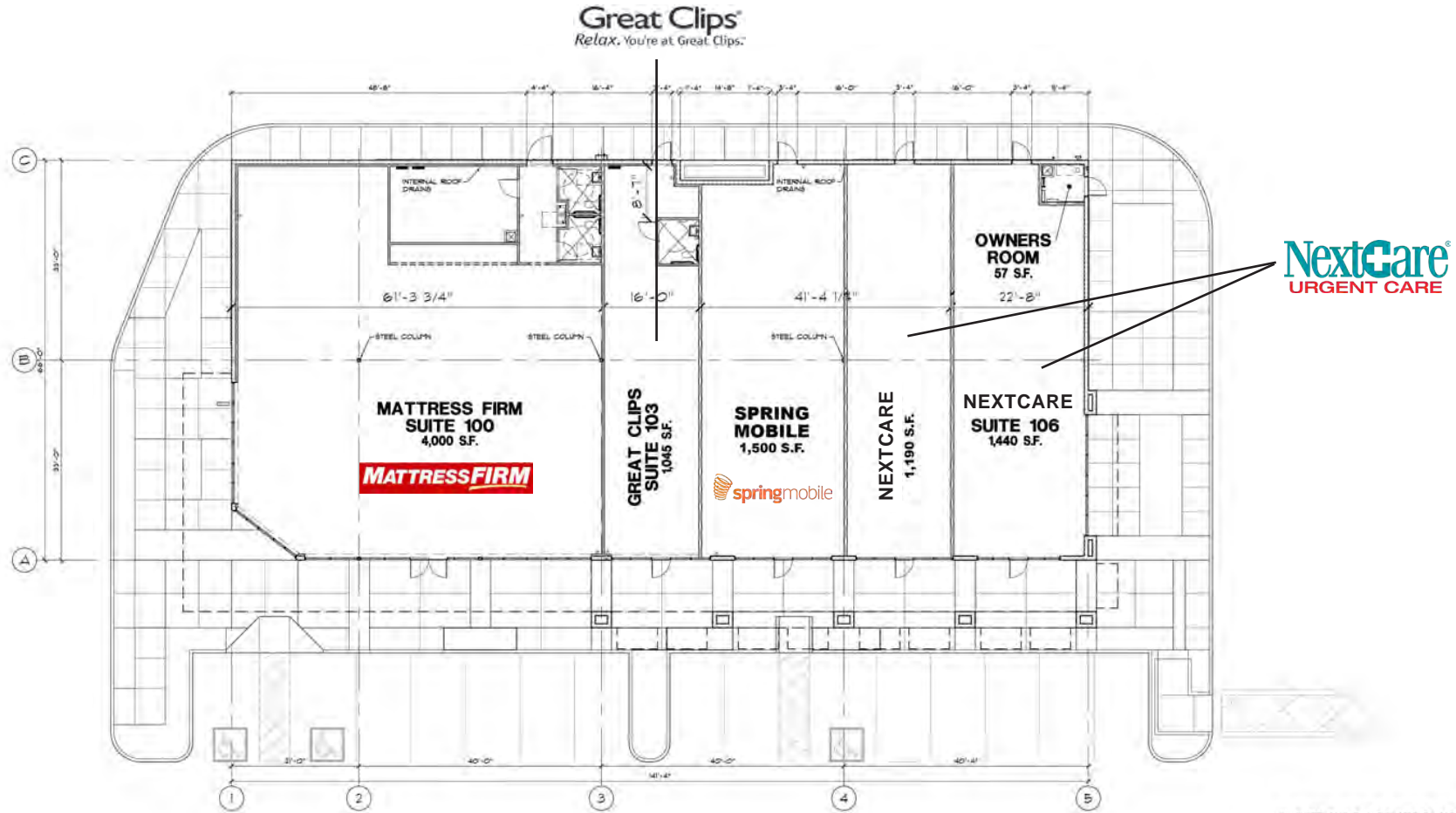


FLOOR PLAN SHOPS F SUBJECT TO CHANGE





FLOOR PLAN SHOPS H SUBJECT TO CHANGE



LEASE PLAN - SHOPS H - 9,232 S.F.

**TUCSON MARKETPLACE AT THE BRIDGES
TUCSON, ARIZONA**

DATE: MAY 3, 2019
JOB#: 320100778

AAD:FITCH, Inc.

FITCH

16108 North Scottsdale Road, Suite 100
Scottsdale, Arizona 85254
Tel: 480.968.4700 Fax: 480.968.7221
www.FITCH.com

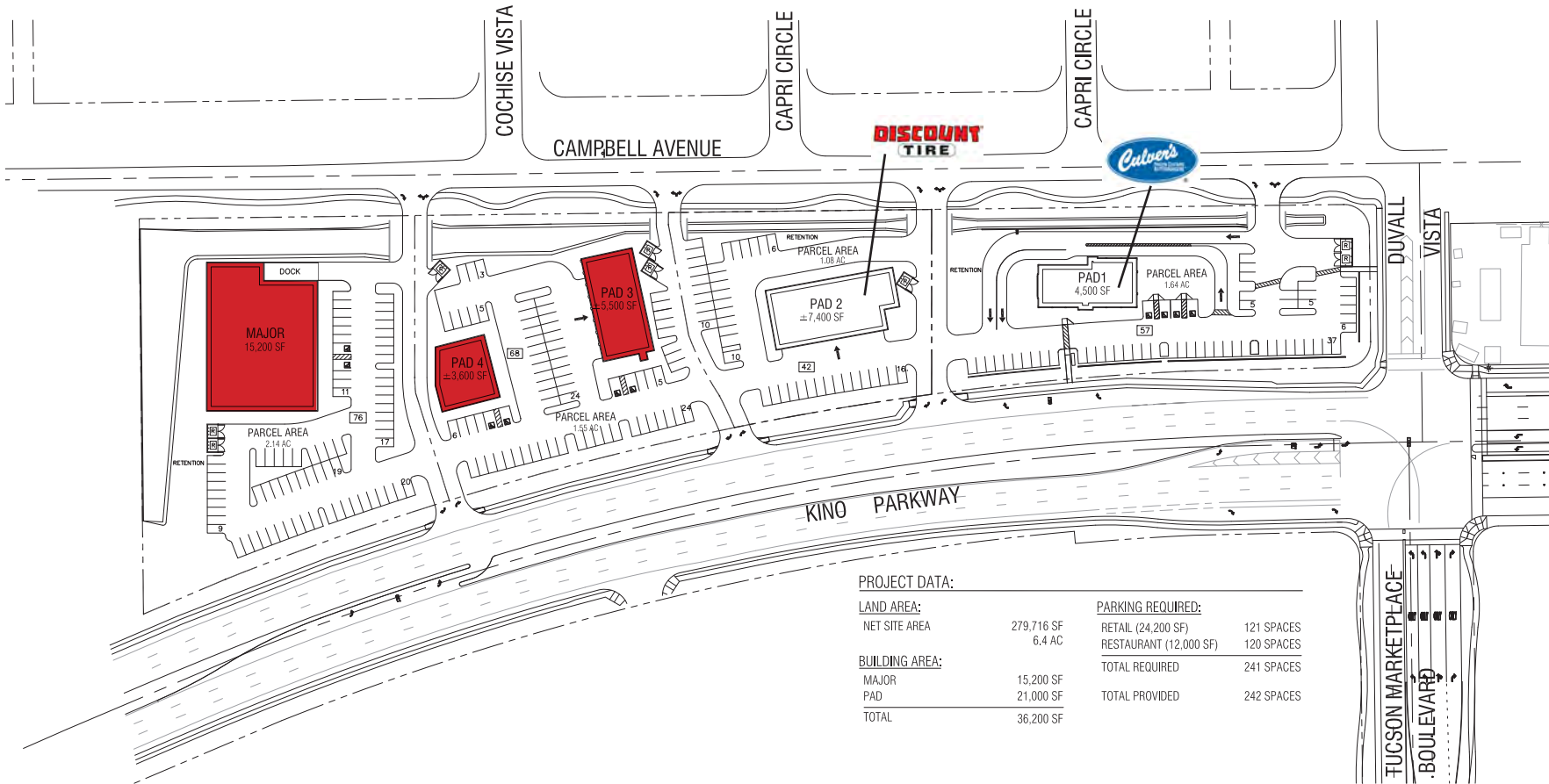
ALL BUILDING IMPROVEMENTS, THEIR OCCUPANTS AND THE
USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND
SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION
WITHOUT NOTICE.

THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION
FURNISHED TO NADEL STUDIO ONE, INC. AND IS SUBJECT TO
VERIFICATION BY LEGAL, SURVEY AND GOVERNING AGENCIES
ETC. THIS DRAWING IS NOT NECESSARILY A REPRESENTATION AS
TO EXISTENCE, TYPE, SIZE, LOCATION, TRAIL OR OCCUPANCY OF
ANY BUILDING WITHIN THIS CENTER.

SHOPS H



CONCEPTUAL SITE PLAN KINO PARKWAY SUBJECT TO CHANGE



PROJECT DATA:

LAND AREA:		PARKING REQUIRED:	
NET SITE AREA	279,716 SF 6.4 AC	RETAIL (24,200 SF)	121 SPACES
BUILDING AREA:		RESTAURANT (12,000 SF)	120 SPACES
MAJOR	15,200 SF	TOTAL REQUIRED	241 SPACES
PAD	21,000 SF	TOTAL PROVIDED	242 SPACES
TOTAL	36,200 SF		



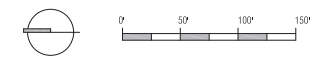
KINO PARKWAY AND TUCSON MARKETPLACE BOULEVARD
BLOCK 14
TUCSON, ARIZONA

REVISIONS
00,00,00



SCHEMATIC DESIGN
DESIGN DEVELOPMENT
CONSTRUCTION
BID / PRICING
PERMIT SET

DATE
AUGUST 29, 2016
PROJECT NUMBER
08002.01
DRAWN BY
J. MURPHY
CHECK BY
K. COOK



Available Pads