



# Shoppes at Bears Path

Tucson, AZ  
Tucson (AZ)



**Chris Byrd**  
Leasing Representative  
(602) 456-4370  
cbyrd@kimcorealty.com



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Tucson, AZ

www.kimcorealty.com/120070



AERIAL



GROSS LEASABLE AREA (GLA)	43,838 SF
PARKING SPACES	440
PARKING RATIO	10.04 per 1,000 SF

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Google Earth

DENSITY AERIAL

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■ Available ■ Non-Controlled



	TENANT	SQ FT
3	Eegee's	3,200
4	Street Tacos and Beer Company	2,853
5	University of Arizona	2,240
6	Glo Skin Studio	1,093
7	Smiles Only Dental & [...]	2,169
8	Anytime Fitness	3,666
9	Tandem American Eatery	4,406
10	State Farm	900
11	LV Nails	1,565
12	Salon Backstage	1,460
13	Kitchen Coalition	4,913
14	Available	1,841
15	Available	5,502
16	Rosati's Pizza	1,500
17	Available	750
18	Owlbear Canyon Games	872
19	Pawsitive Dog Grooming	1,629
20	Leslie's Swimming Pool [...]	3,279

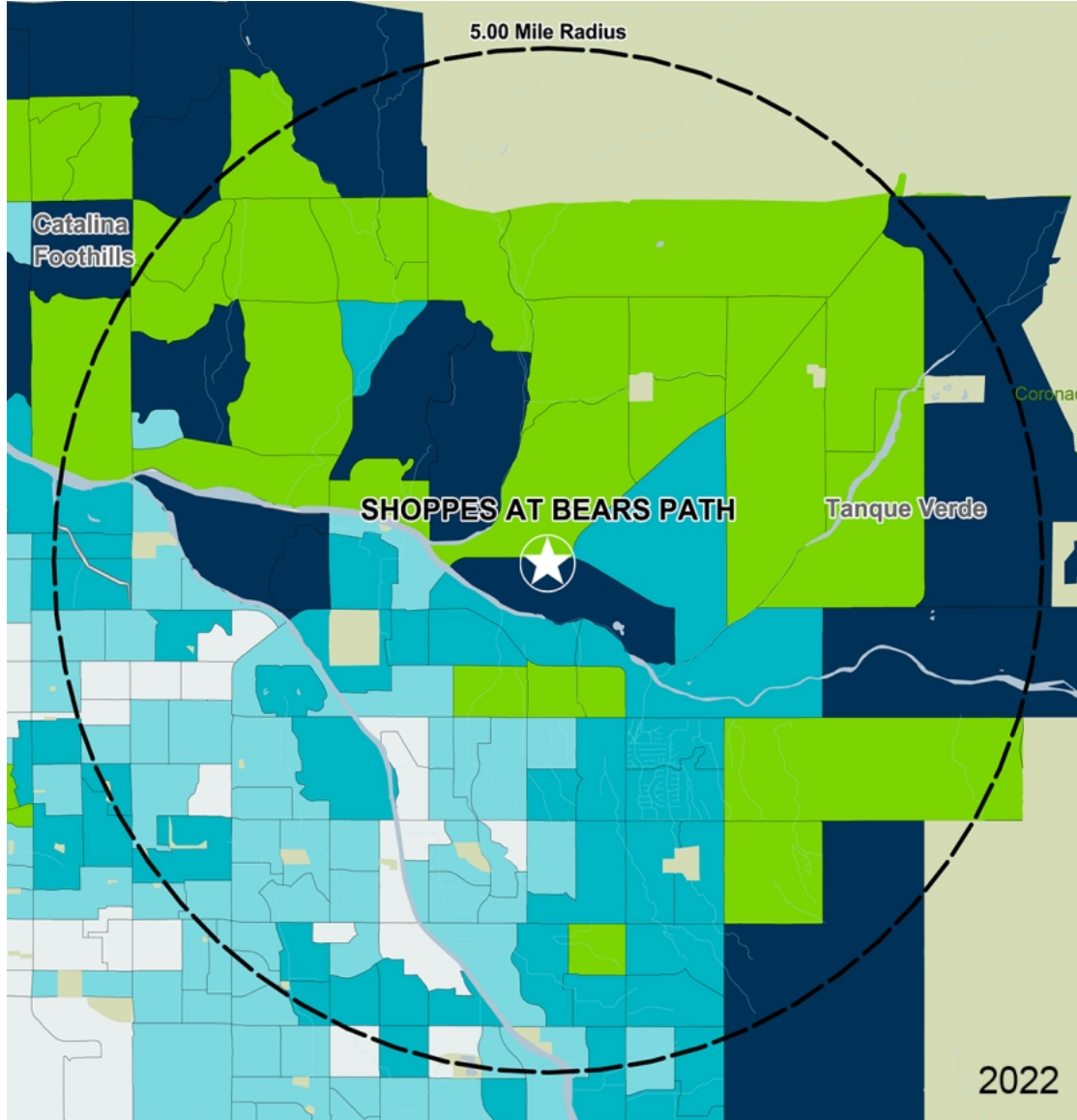
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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10/12/23



by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	4,597	64,336	159,811
Daytime Pop	3,826	56,249	163,422
Households	2,000	29,981	72,018
Average HH Income	\$111,870	\$91,099	\$89,094
Median HH Income	\$84,553	\$66,125	\$64,686
Per Capita Income	\$48,757	\$42,662	\$40,541

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$75K - \$100K
- \$100K - \$150K
- \$0K - \$50K
- \$50K - \$75K



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Tanque Verde Rd. & Bear Canyon Rd., Tucson, AZ



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