



# Madera Village

Tucson, AZ  
Tucson (AZ)



**Chris Byrd**  
Leasing Representative  
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AERIAL



GROSS LEASABLE AREA (GLA) 96,697 SF

PARKING SPACES 529

PARKING RATIO 5.47 per 1,000 SF

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[www.kimcorealty.com/120080](http://www.kimcorealty.com/120080)



DENSITY AERIAL

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■ Available ■ Non-Controlled

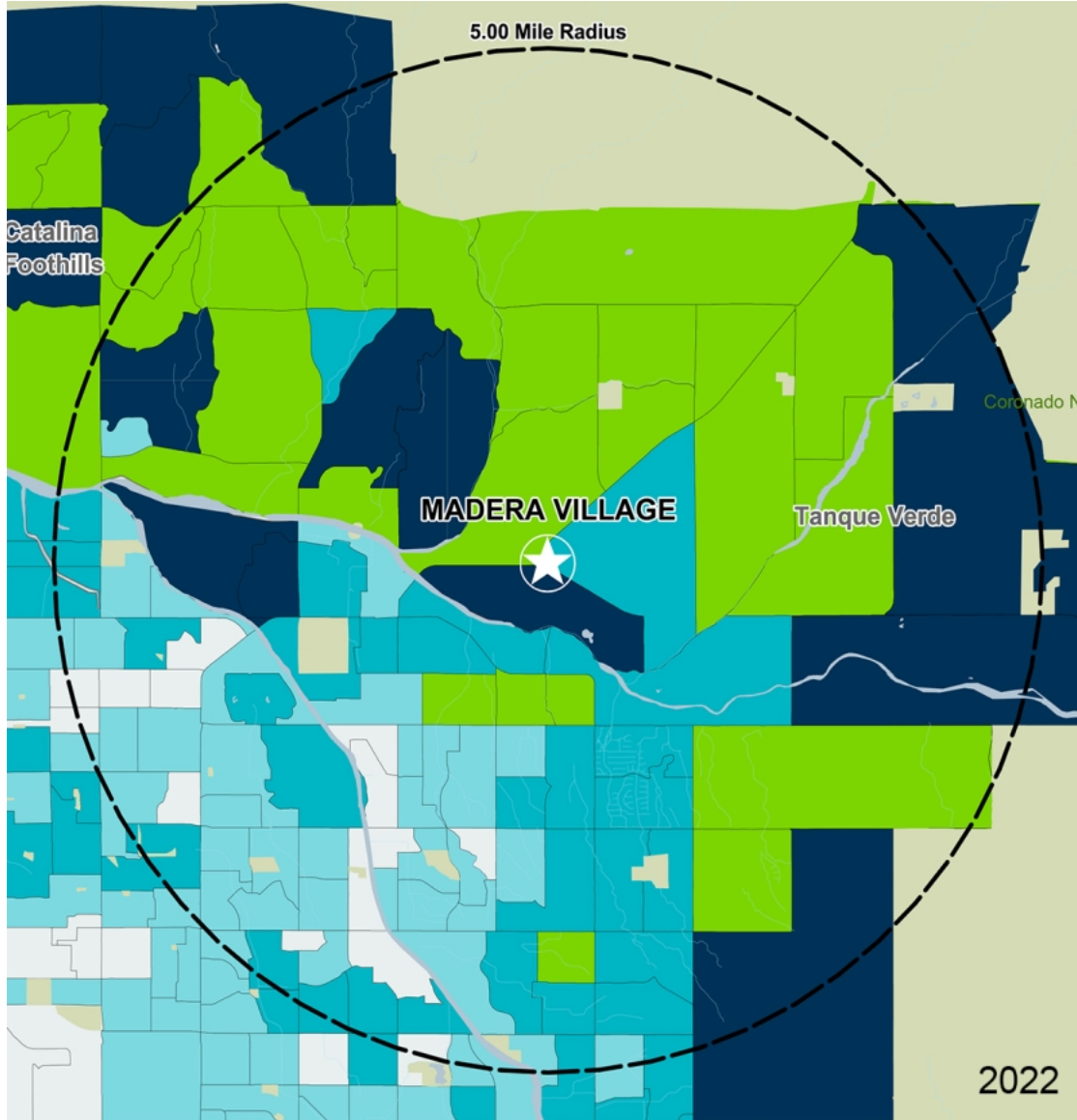


	TENANT	SQ FT
1	O' Reilly Auto Parts	6,000
2	Subway Subs & Salads	1,200
3	The UPS Store	1,440
4	Eric's Watch Repair	1,000
5	Market Tito's	1,000
6	Available	1,495
7	Workout Anytime	14,000
8	Available	1,860
9	Great Clips	1,500
10	Le Buzz Caffé/Espresso	2,264
11	Safeway	40,723
12	Dollar Tree	10,800
13	Tanque Verde Trio	1,250
14	Available	700
15	Dr. Michael Allen	1,800
16	Cutting Edge Salon & Boutique	2,415
17	Queen Nails by Mindy	1,500
18	Ziggy's Bar	1,500
19	Carbon Health	4,250

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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by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	4,191	60,776	150,366
Daytime Pop	3,643	51,767	154,653
Households	1,818	27,960	67,852
Average HH Income	\$114,444	\$93,640	\$90,227
Median HH Income	\$83,918	\$68,741	\$65,324
Per Capita Income	\$49,719	\$43,297	\$41,056

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems

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



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Tanque Verde Rd. & Catalina Hwy, Tucson, AZ



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