



RETAIL

1,515 SF Suite Available
Lease Rate: \$25.00/SF, NNN
NNN Charges: Est. \$6.25/SF

Property Highlights

- Across from Bashas' and many other successful retailers in this affluent trade area located at the entrance to Ventana Canyon Country Club and Resort in the foothills of the Santa Catalina Mountains.
- Located on the "going home" side of the street

Demographics 2017 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius
Est Population 2017	6,212	30,256	85,003
Avg Household Income	\$131,335	\$124,185	\$104,014
Daytime Employment	1,288	7,263	41,491
Total Retail Expenditure	\$120 M	\$563 M	\$1.41 B

Traffic Counts 24-hr. two-way volume of average weekday traffic. Source: Pima Association of Governments	
Sunrise Drive	17,796 VPD (2016)
Kolb Road	10,638 VPD (2016)

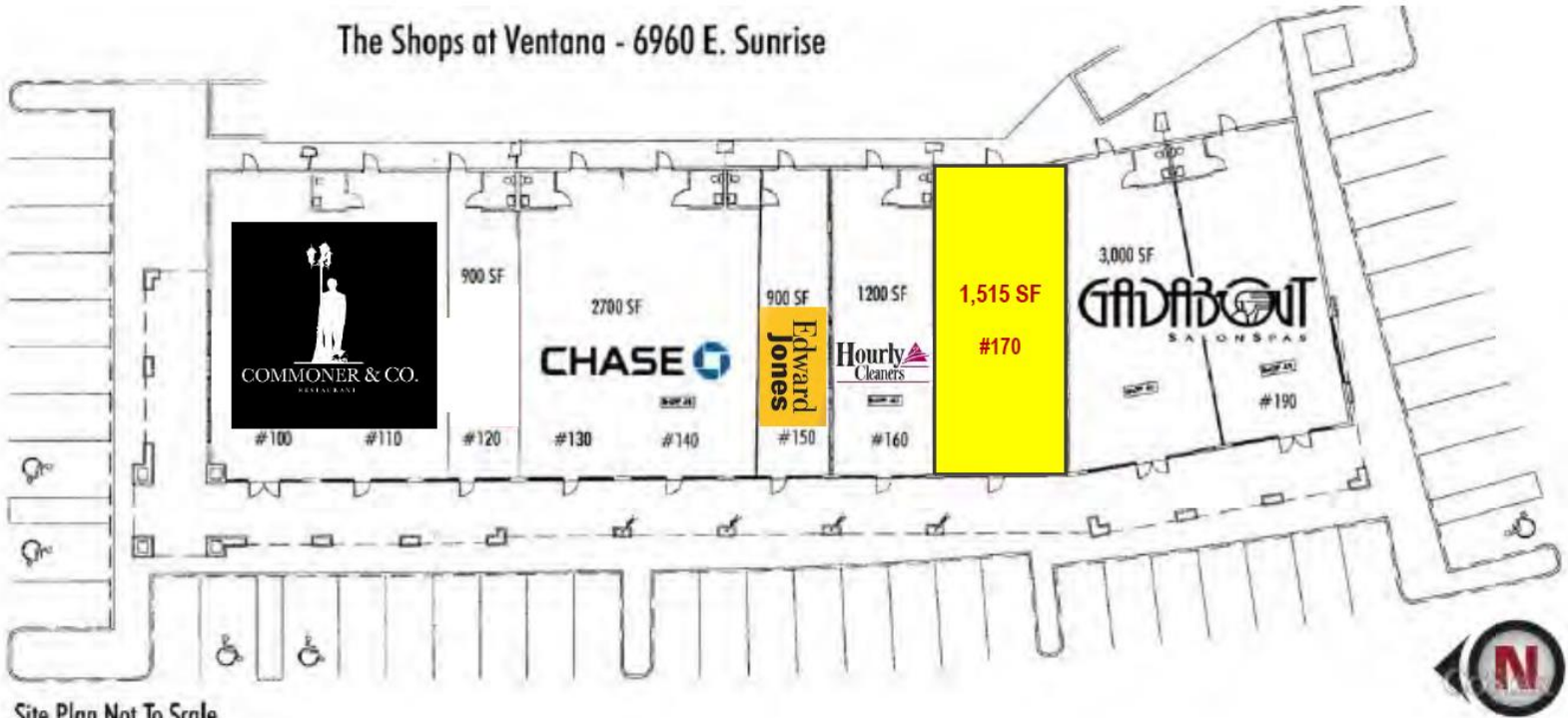
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The Shops at Ventana - 6960 E. Sunrise



Site Plan Not To Scale



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