



UNIVERSITY COMMONS at FELDMANS

STARBUCKS SHELL

TUCSON, AZ



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6th Speedway Shell

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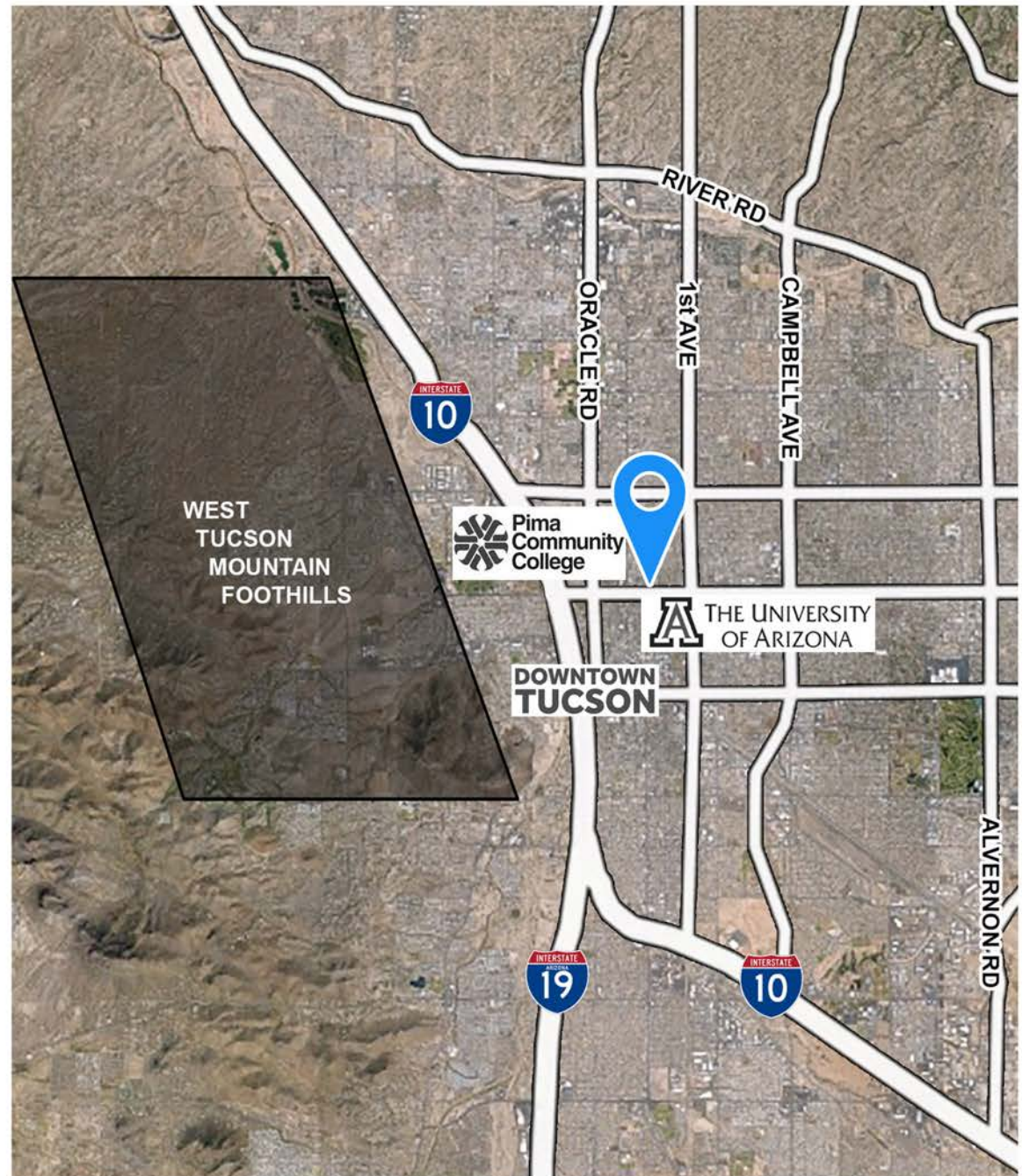
UNIVERSITY AREA (URBAN INFILL) OPPORTUNITY TUCSON, ARIZONA

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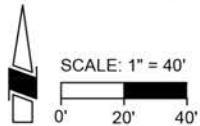
UNIVERSITY AREA URBAN INFILL RETAIL SITE TUCSON, AZ

- Up to 4,000 S.F. available
- Signalized intersection
- Restaurant/Retail (Drive-thru endcap available)
- Appx. 42,000 vehicles per day at site [source: 2013 P.A.G.]
- Daytime population 92,661 (2 mi radius)
- Population 125,553 (3 mi radius)
63,296 (2 mi radius)
18,358 (1 mi radius)
- 0.5 mile from University of Arizona
[44,223 students enrolled]
- 0.2 mile from Pima Community College
Downtown Campus [appx. 10,000 students enrolled]
- 0.75 mile from Downtown Tucson
- 0.38 mile from Sun Link Rail Line
- Over \$1 Billion invested in the area
in the last ten years
- Over 2,500 new student housing beds built within
1.5 miles over the last two years [Hub on Campus,
Sol y Luna, & Urbane]
- Approximately 1,600 additional rental units planned
downtown Tucson [2017 Downtown Tucson Development
Report & 2017 Downtown Tucson Partnership]
- 46,000 S.F. Office under construction directly east
of the site



University of Commons at Feldmans





UNIVERSITY COMMONS
CONCEPTUAL LANDSCAPE PLAN

11-28-17

MARKET AREA

- ① Banner University Medical Center - 487 bed hospital
- ② University of Arizona - 44,223 students enrolled
- Site within boundaries of Safe Ride transit
- 📍 **SITE** - hard corner of signalized intersection - 42,000 vehicles per day
- ③ Pima Community College
- ④ Downtown Tucson
- ⑤ New high-rise Student Housing Projects [approximately 2,500 beds]



Completed student housing/multi-family units:

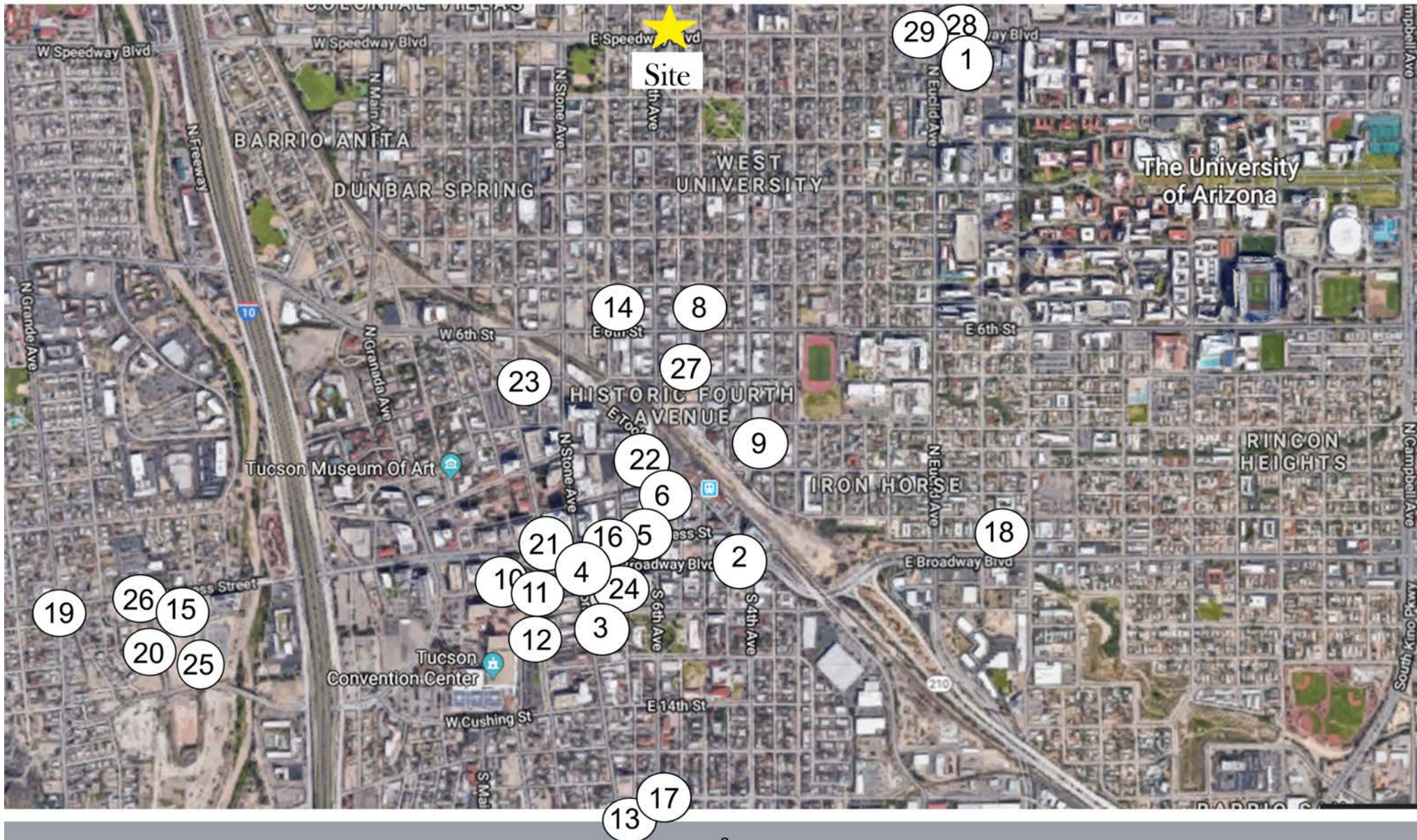
Property Name	Units
1. Sol Y Luna, Hub & Urbane:	595 (~2,000 beds)
2. The Cadence:	196
3. McCormick Townhouse Complex:	25
4. One West Broadway:	40
5. 2 East Congress Lofts:	21
6. Arizona Hotel Apartments:	15
7. Downtown Motor Apartments:	44
8. The District	206
TOTAL UNITS:	1,140

Under Construction multi-family units:

Property Name	Units
9. Coronado Apartments	30
10. The Flin (La Placita Village)	240
11. Marist Apartments	75
12. Marist at Cathedral Square	8
13. Mordasini Villas	7
14. Seventh Ave Commons	50
15. West End Station	70
16. Westerner	50
UA Honors Village	1,052 dorm beds
TOTAL UNITS	530 + 1,052 beds

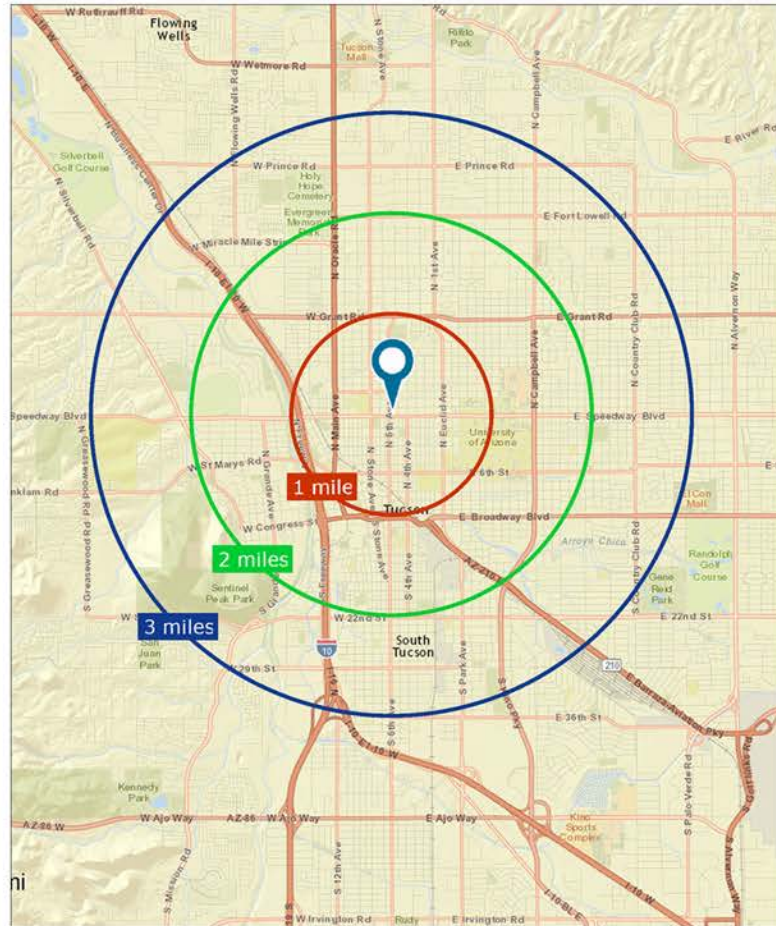
Proposed multi-family units:

Property Name	Units
17. Flash Apartments	31
18. Mark at Tucson	154
19. Menlo Park Row Houses	9
20. The Monier	122
21. Rendezvous Urban Flats	100
22. Ronstadt Transit Center	274
23. Block 175 site	TBD
24. 141 South	87
25. Bautista Plaza	TBD
26. West Abbey	104
27. Corbett Block	TBD
28. Hub III	69
29. Euclid/Speedway Parcel	TBD
TOTAL UNITS	+950



SITE DEMOGRAPHICS

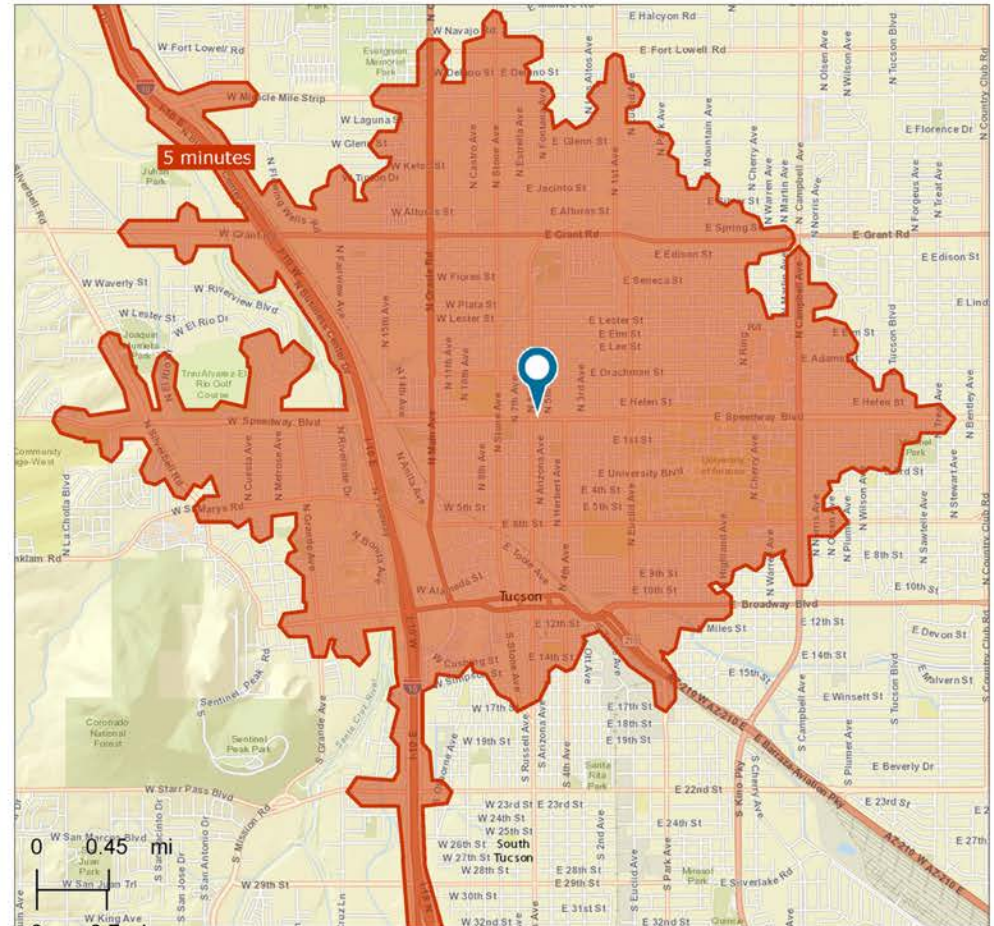
1/2/3 Mile Radius



1 mile 2 mile 3 mile

2017 Population	18,359	63,315	124,597
Daytime Population (Employees)	34,212	92,661	124,742
Average HH Income	\$36,576	\$40,827	\$44,411
Median Age	23.9	26.7	29.9

5 Minute Drive Time



5 minute drive time

2017 Population	33,549
Day Population (Employees)	70,855
Average HH Income	\$37,302
Median Age	24.7

