

# OLD SPANISH TRAIL POWER CENTER DEVELOPMENT

SEC of 22nd St. and Harrison Rd.  
**Tucson, Arizona**



## Property Details:

Old Spanish Trail Marketplace is approximately 149,592 SF power center planned for development by a joint venture between the Brown Group, LLC and W.M. Grace Development of Phoenix, Arizona. The project will include six big box retailers, which include a Bed, Bath & Beyond, Ross, Office Max, Petco, Famous Footwear, Party America and Sleep America. There will be a sit-down restaurant PAD, fast food PAD (which is in escrow), and an automotive PAD (which is in escrow). Old Spanish Trail Marketplace is planned for completion April, 2006.

Old Spanish Trail Marketplace is located directly across the street from the Old Spanish Trail Crossings, a new 210,960 sq.ft. power center anchored by Target Greatland, Walgreens, Pier I, Peter Piper Pizza, Payless Shoes, and several smaller national retailers.

The intersection of 22nd Street and Harrison Road and Old Spanish Trail has recently been fully improved. 22nd Street is a four-lane, divided, major east/west arterial. It spans the valley from mountain to mountain, from downtown Tucson and I-10 on the west to the far east side residential area. Harrison Road has also been recently expanded to four-lanes from Golf Links to the south and the work is continuing to Speedway Blvd. to the north.

## The Trade Area:

Old Spanish Trail Marketplace is located in the heart of the burgeoning southeast Tucson sub-market. It is widely acknowledged that southeast Tucson is the fastest growing area in Tucson. There are over 22,000 new single-family subdivision homes planned for the eastside trade area and over 10,000 in the far southeast trade area of Tucson. This overall trade area, which services Old Spanish Trail Marketplace, encompasses thousands of acres, which includes the rapidly growing Houghton Road Corridor, Rita Ranch at Houghton and Valencia, areas south of I-10 such as Santa Rita Ranch at Houghton and Sahuarita Roads, and Vail, Arizona communities such as Rancho del Lago and Coyote Creek.

## SPACES AVAILABLE/RENTAL RATES:

Prices vary, depending on size and location . Triple Net Charges are estimated to be \$5.00/SF/year.

### Demographics

	1 mile	5 miles	10 miles
Population:	83,958	160,679	394,836
Population- 5 Year Projection:	88,183	169,424	416,359
Households:	36,162	68,760	165,990
Average Household Income:	\$52,586	\$53,081	\$54,145
Median Home Value (2000):	\$118,864	\$123,278	\$137,226

### Traffic Counts

22nd Street: 20,800 A.D.T	Harrison Rd: 15,600 A.D.T.	Total: 36,400 A.D.T.
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## More Information:



**W.M. GRACE COMPANIES**

**Direct:** 602-956-8254  
**Email:** info@wmgraceco.com

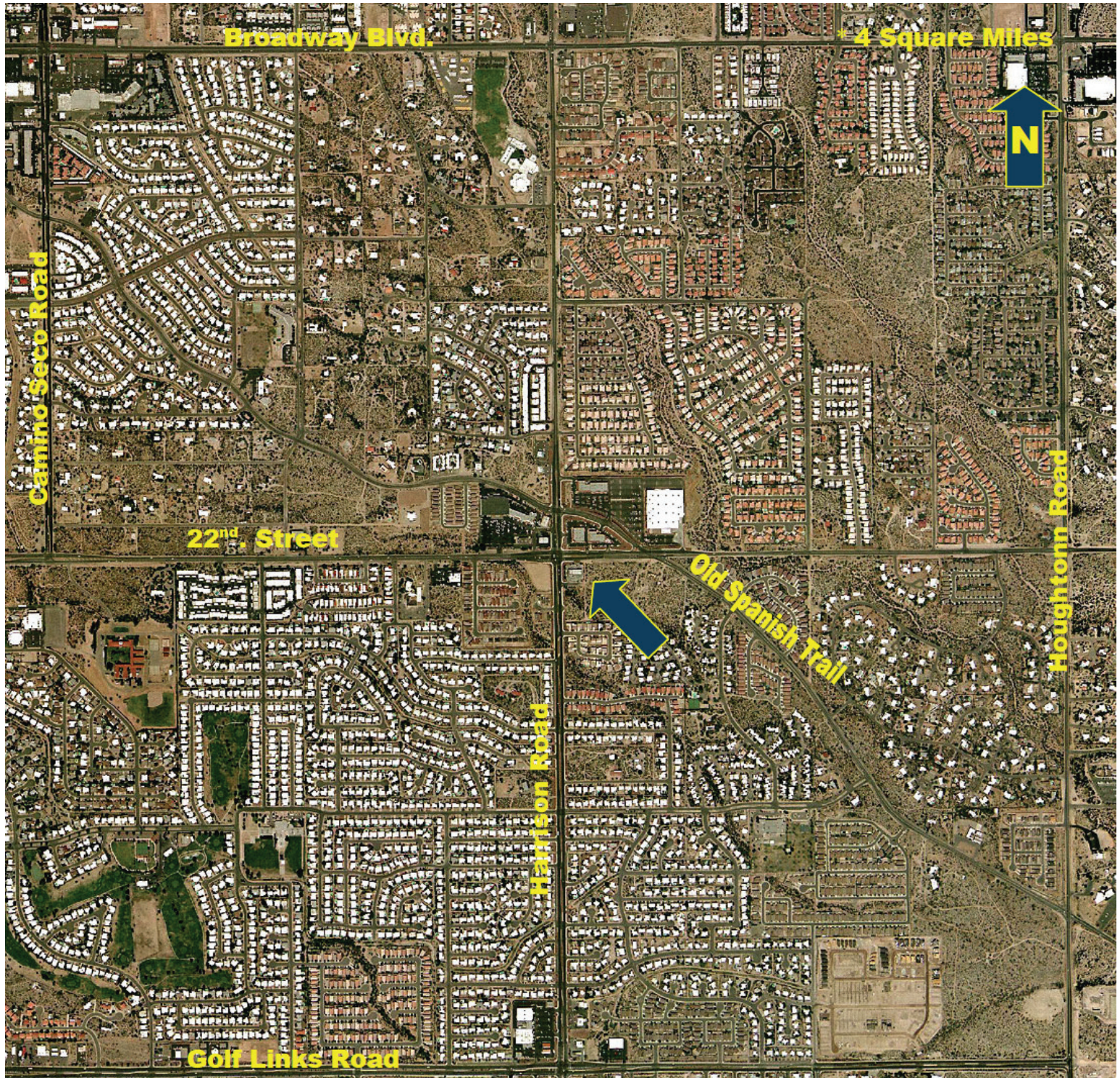
7575 N. 16th St., Suite #1, Phoenix, AZ 85020

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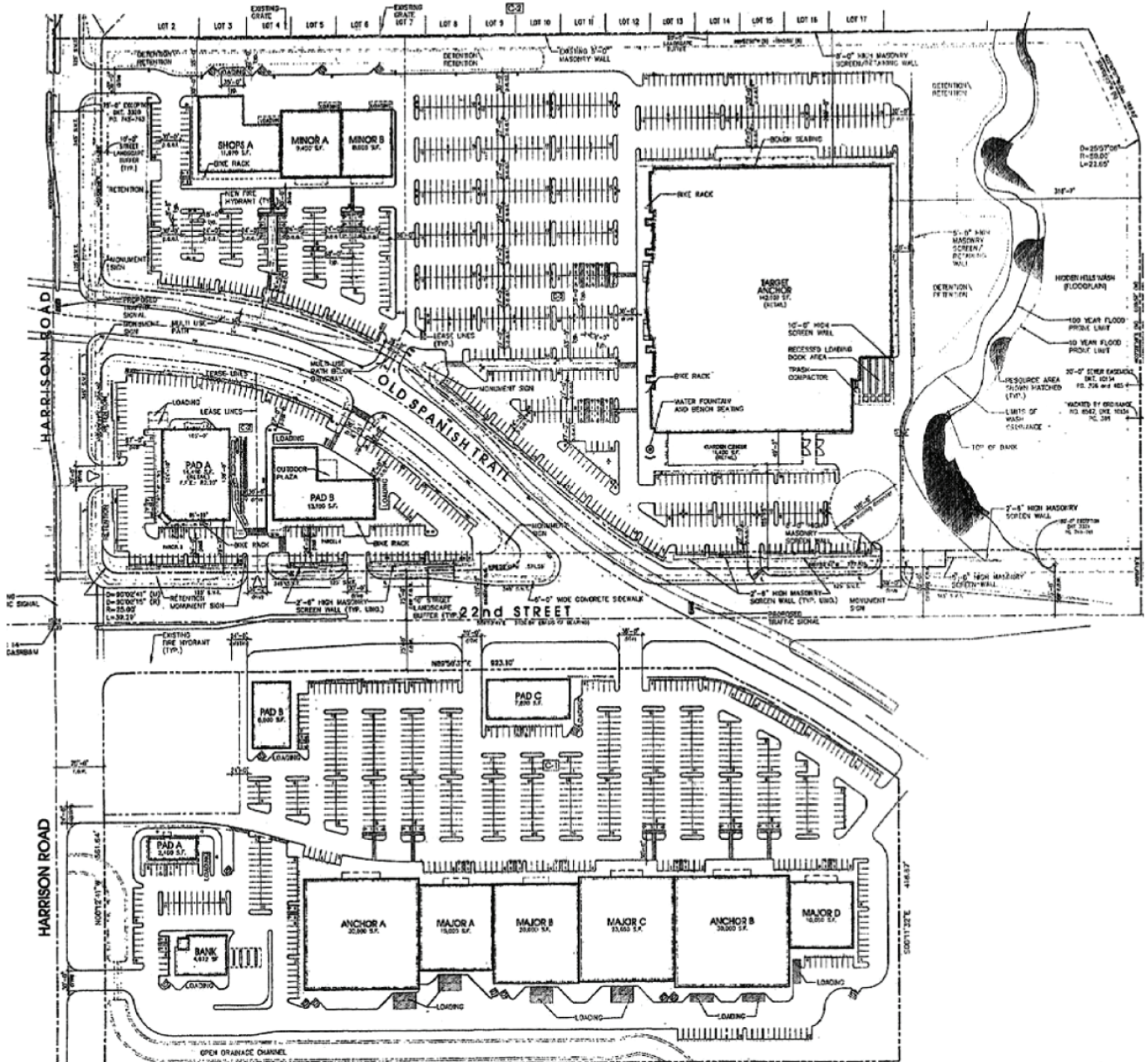
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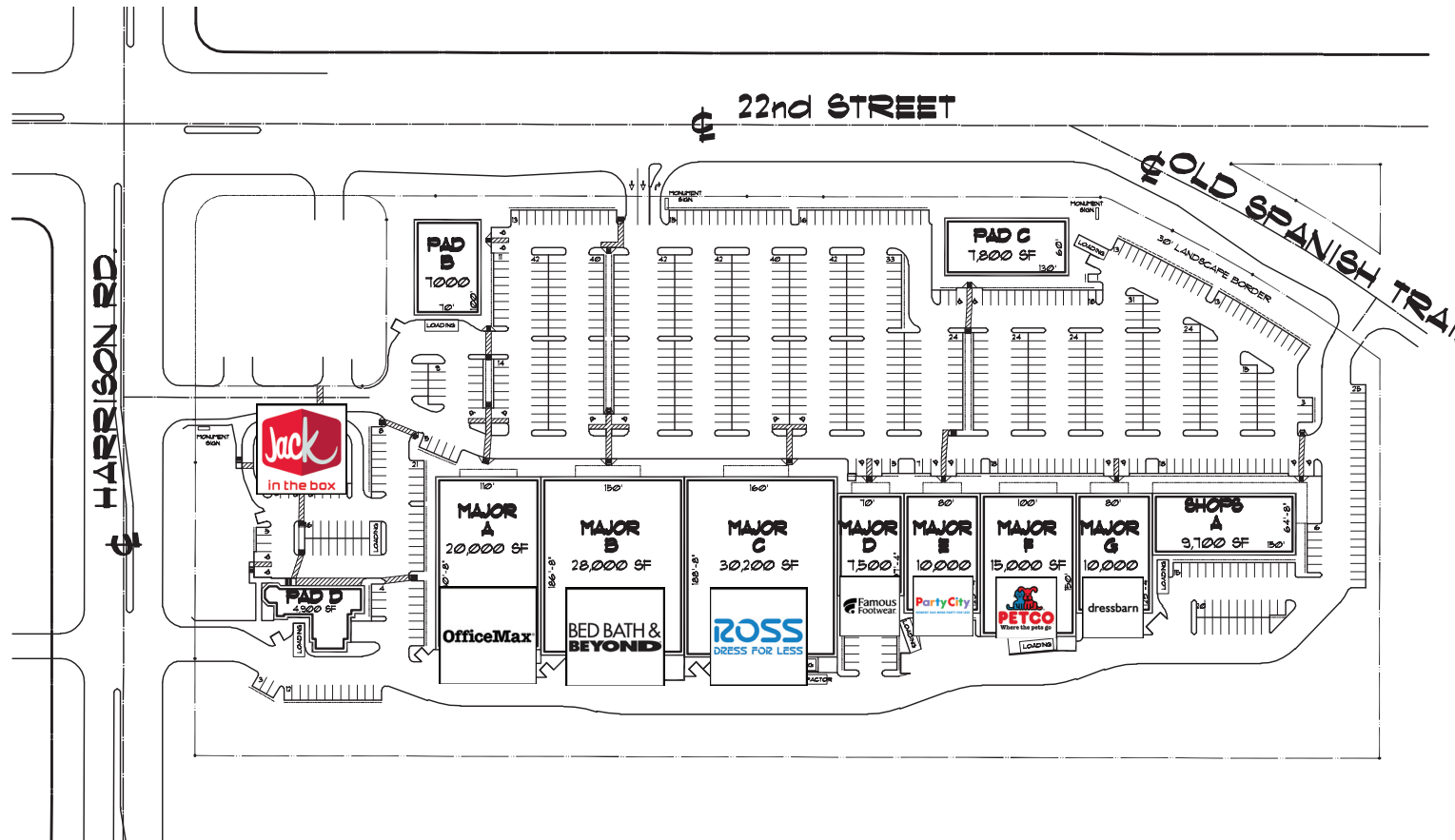
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4400 E Broadway, Suite 400, Tucson, Arizona 85711 520-323-1866

AIA

Architects and Planners

Burlini/Silberechlag, Ltd.

## TABULATIONS A

### SITE DATA:

LAND AREA: 2665,480 SF  
(60.86 ACRES)  
BLDG AREA: 153,476 SF

COVERAGE: 23.1%  
EXISTING ZONING: C-1

### BLDG. DATA:

PAD A	3,376 SF
PAD B	7,000 SF
PAD C	7,800 SF
PAD D	4,300 SF
SHOPS A	9,700 SF
MAJOR A	20,000 SF
MAJOR B	28,000 SF
MAJOR C	30,200 SF
MAJOR D	7,500 SF
MAJOR E	10,000 SF
MAJOR F	15,000 SF
MAJOR G	10,000 SF
<b>TOTAL</b>	<b>153,476 SF</b>

### PARKING DATA

	CITY OF TUCSON
PARKING REQ'D: (@1/200 SF)	767
PARKING PROVD: (@1/193 SF)	775
<b>PARKING SURPLUS</b>	<b>+8</b>

BREAKDOWN OF PARKING TYPES:	
STANDARD @ 8' x 12'	753 (17%)
HANDICAPPED @ 12' x 12' (1:100)	22 (3%)
<b>TOTAL</b>	<b>775</b>

**SITE PLAN SCHEME A**  
for WMGrace Development & Brown Group, INC

Old Spanish Trail Marketplace



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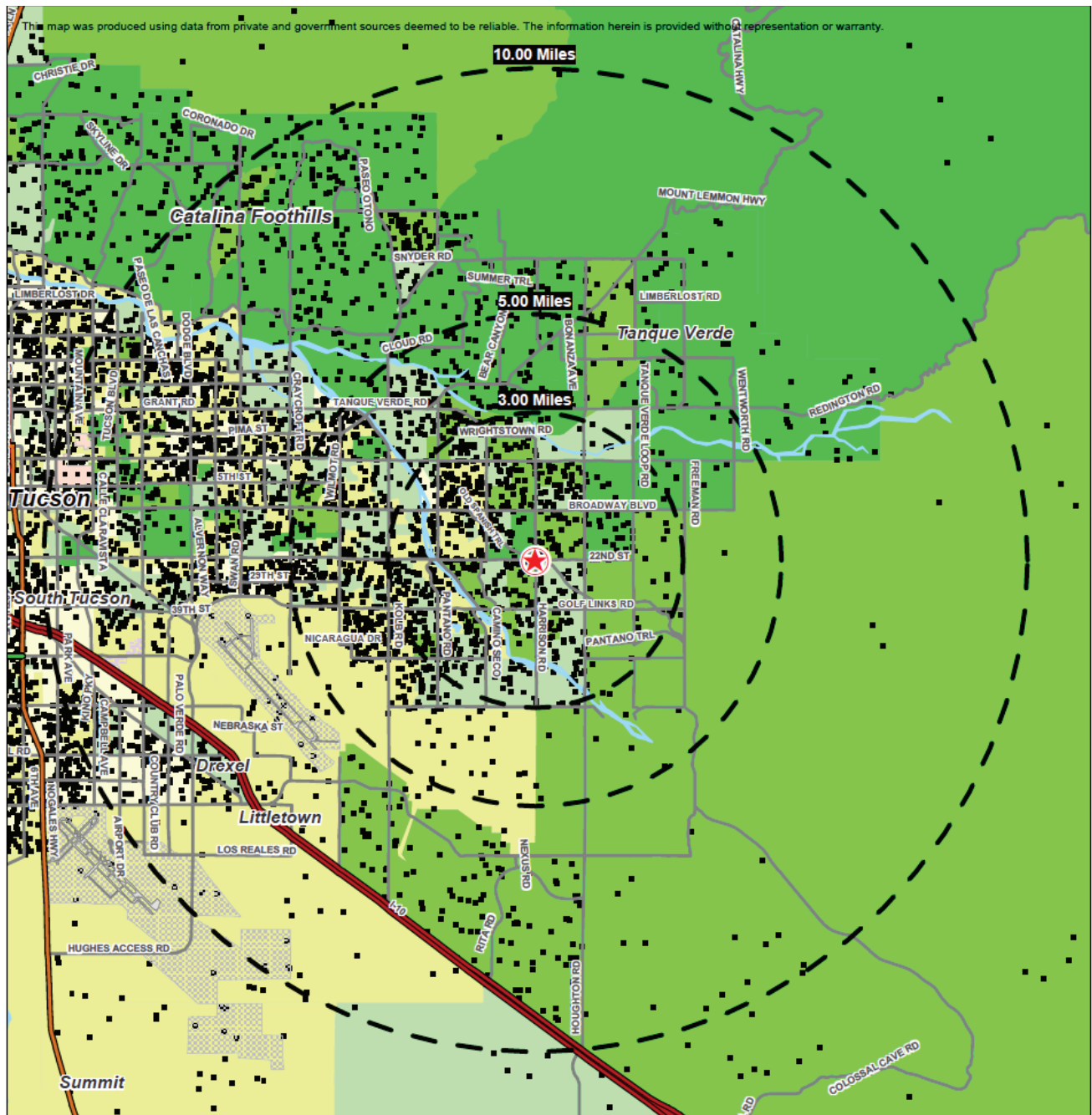
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### Population Density

■ One Dot = 100 Persons

### Average HH Income By Block Groups

- \$75,000 or more
- \$60,000 to \$75,000
- \$45,000 to \$60,000
- \$30,000 to \$45,000
- Less than \$30,000



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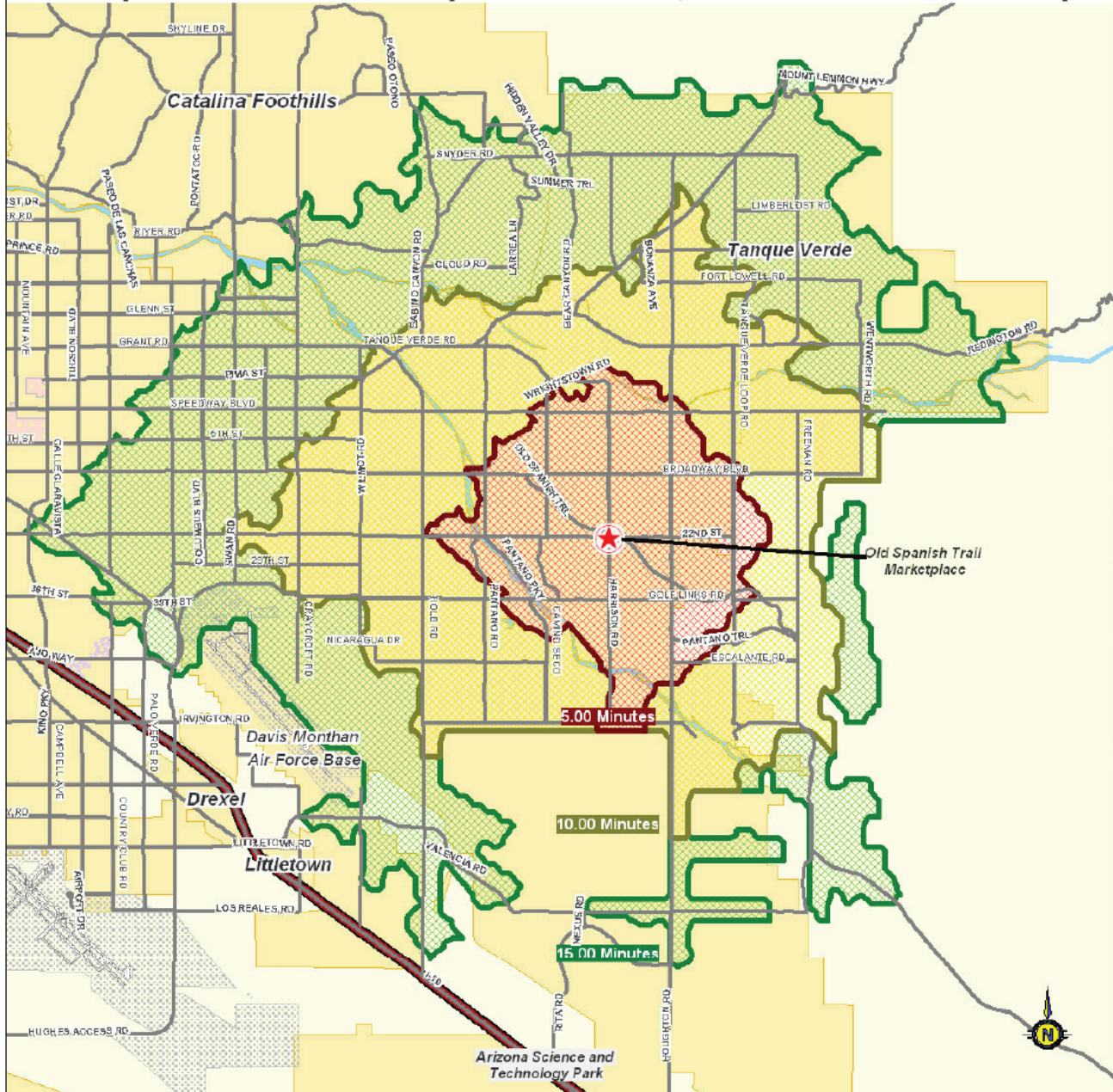
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## Old Spanish Trail Marketplace Tucson, Arizona Drivetime Map



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### Arizona Science and Technology Park

- Owned by the University of Arizona
- Over 30 companies and Organizations, including IBM, Raytheon and Citi Cards
- Over 1,345 acres with approx. 2 mil. sq.ft. planned, and over 6,000 employees on-site
- Named Outstanding Research Park of 2001 by the Association of University Research Parks

### Davis Monthan Air Force Base

- 355th Wing Command, one of the largest wings in the Air Force
- Over 6,100 military and 1,700 civilian employees
- Over 10,633 acres, established in 1925
- 12th Air Force: Directs the activities of 7 combat wings, 5 direct reporting units, as well as gaining units of the Air National Guard
- AMARC - Aerospace Maintenance and Regeneration Center



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This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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