

# Busy Safeway Center

## SEC of Golf Links Rd and Wilmot Rd



### AVAILABLE

### FOR LEASE

SUITE	SIZE	RENT	BUILD-OUT
B-130	±1,290-1,590 SF	\$20 PSF NNN	Restaurant
A-170**	±1,200 SF	\$17 PSF NNN	Office space
A-156**	±1,200 SF	\$17 PSF NNN	Salon

Owner NNN estimates: \$8.45 PSF for B suites & \$7.50 PSF for A suites.

\*\*DO NOT DISTURB - available starting November 1, 2019.

### DEMOGRAPHICS

(2018 estimates)

	1 Mile	3 Miles	5 Miles
Population	15,879	87,623	231,532
Avg. HH Income	\$56,447	\$54,737	\$59,259
Total employees	2,049	36,750	122,419

Source: Applied Geographic Solutions/TIGER Geography, May 2018

### TRAFFIC COUNTS

Golf Links Rd	48,280 AADT (2017)
Wilmot Rd	16,200 AADT (2017)

Source: Pima Association of Governments, Transportation Data Management System

### FOR SALE

SIZE	ZONING	PRICING
±35,000 SF	C-2	\$205,000.00

### HIGHLIGHTS

- Busy, attractive Safeway-anchored shopping center
- Well-located in dense Southeast submarket next to Davis-Monthan Air Force Base, with approximately 9,100 military and civilian employees

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