

# **Busy Safeway Center** SEC of Golf Links Rd and Wilmot Rd



AVAILAB	LE FOI	R 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.

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

### DEMOGRAPHICS

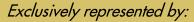
(2018 estimates)	1 Mile	<u>3 Miles</u>	<u>5 Miles</u>	
Population	15,879	87,623	231,532	
Avg. HH Income	\$56,447	\$54,737	\$59,259	
Total employees	2,049	36,750	122,419	

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



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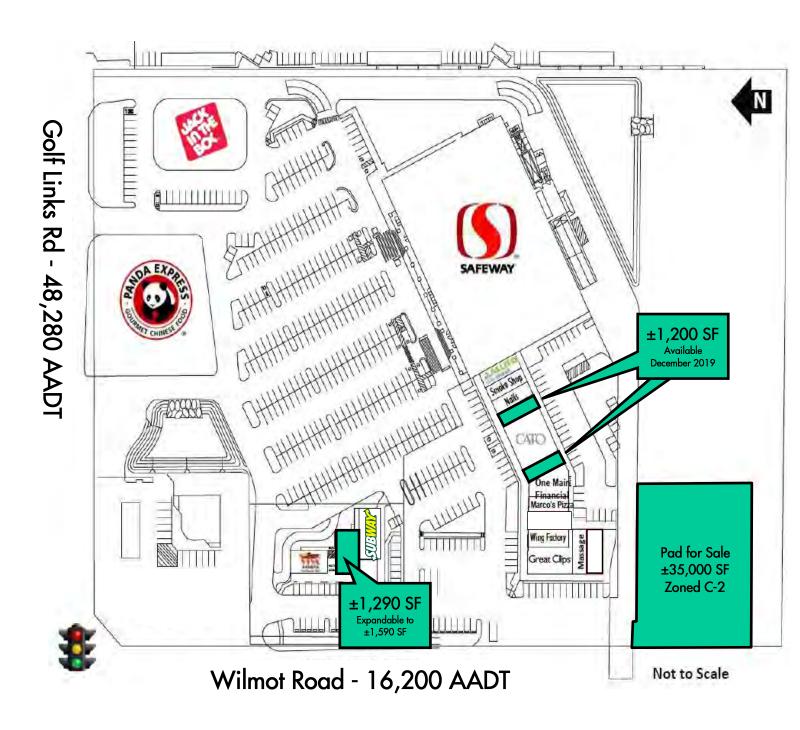
The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale - for illustration only. All sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown above are subject to modification by Landlord. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the property or adjacent areas.

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C O M P A N Y

Busy Safeway Center SEC of Golf Links Rd and Wilmot Rd CENTER SITE PLAN

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## **CLOSE UP SITE PLANS**



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