



COMMERCIAL RETAIL ADVISORS, LLC

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HIDDEN VALLEY INN PLAZA



Property Description

Location: 4955 N. Sabino Canyon Road
North of NWC of Sabino Canyon & Snyder Rds.
Tucson, AZ

Space Available: 1,140 SF In-line, Available July 1,2022*

Lease Rate: \$17.00/SF/YR

Triple Net Expenses: \$5.84/SF/YR (estimated)

Zoning: CB-2

*Please do not disturb Tenant

Highlights

- ◆ Affluent residential area in the Catalina Foothills.
- ◆ This strip center is anchored by Arizona Pizza Company . Other tenants include: Canyon Pet Clips, Double Twist Hair Studio, Affordable Tucson Braces, Sabino Canyon Reflexology, Canyon Nails, and Hidden Wok.

Traffic Count

Sabino Canyon Road: 7,937 VPD (2021)

Snyder Road.: 2,104 VPD (2021)

Total: 8,000 VPD

(Source: Pima Association of Governments and ADOT)

Demographic Highlights

2021 Estimates	1 Mile	3 Miles	5 Miles
Population:	7,853	33,357	103,078
Households:	3,686	15,342	48,957
Average HH Income:	\$121,691	\$131,020	\$98,508

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2010)

For information, contact:
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Designated Broker
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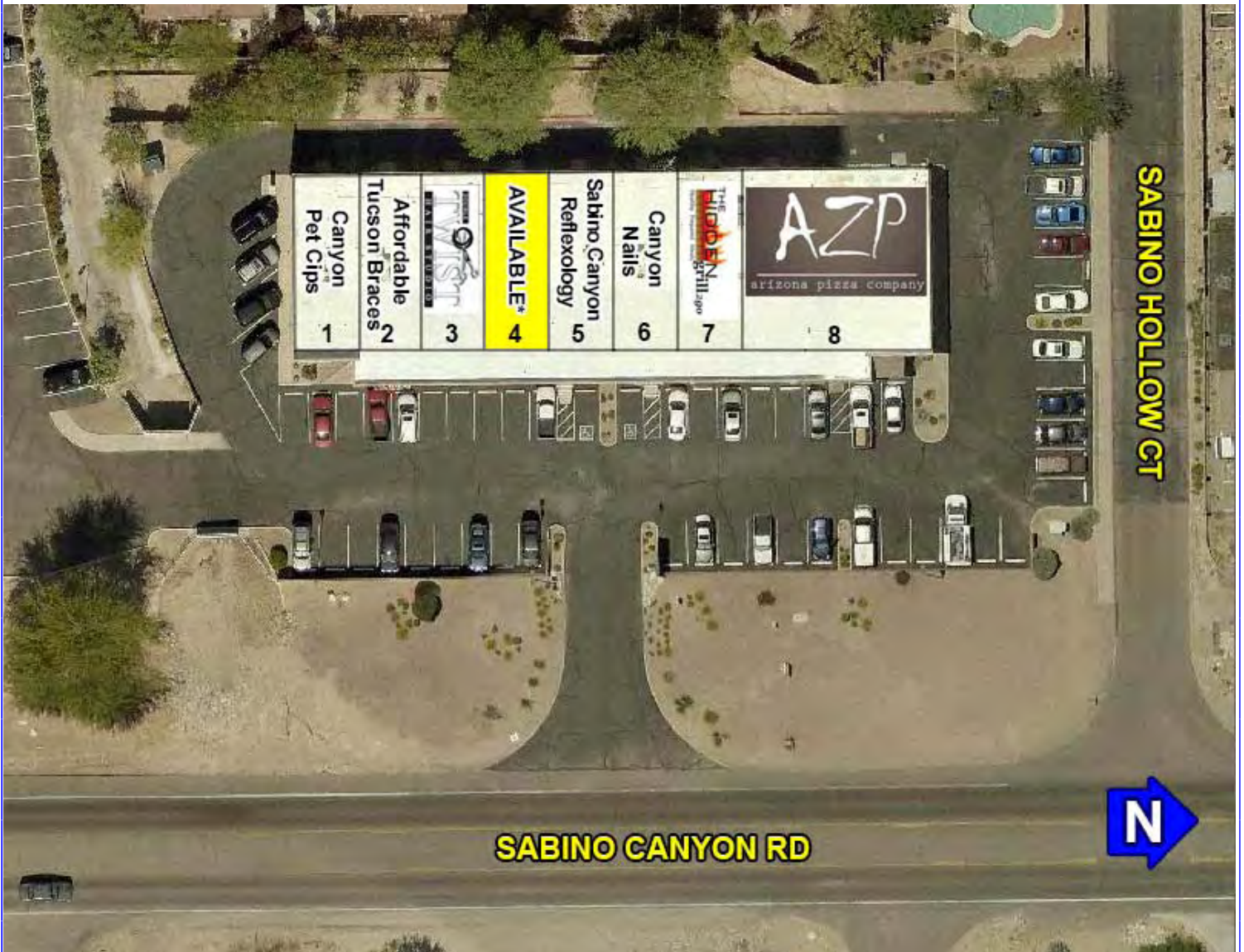
Hidden Valley Inn Plaza

Tucson, Arizona



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SITE PLAN



#	Tenant	Address	Asking Base Rent	SF
1	Canyon Pet Clips	4955 N. Sabino Canyon Rd., Ste 101		1,140
2	Affordable Tucson Braces	4955 N. Sabino Canyon Rd., Ste 103		1,140
3	Double Twist Hair Studio	4955 N. Sabino Canyon Rd., Ste 105		1,140
4	AVAILABLE* (July 1, 2022)	4955 N. Sabino Canyon Rd., Ste 107	\$17.00/SF/YR	1,140
5	Sabino Canyon Reflexology	4955 N. Sabino Canyon Rd., Ste 109		1,140
6	Canyon Nails	4955 N. Sabino Canyon Rd., Ste 111		1,140
7	The Hidden Grill	4955 N. Sabino Canyon Rd., Ste 113		1,140
8	Arizona Pizza Company	4955 N. Sabino Canyon Rd., Ste 117		3,420
TOTAL GLA:				11,400

* Please Do Not Disturb Tenant

Hidden Valley Inn Plaza



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FLOOR PLAN

