



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

Lease Rate: \$20.00/SF/YR

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

Zoning: CB-2

## 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, Nature's Spa, Canyon Nails, and The Hidden Grill.

## Traffic Count

Sabino Canyon Road: 7,937 VPD (2021)

Snyder Road.: 2,104 VPD (2021)

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Total: 8,000 VPD

*(Source: Pima Association of Governments and ADOT)*

## Demographic Highlights

2021 Estimates	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
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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## 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	<b>AVAILABLE*</b> (July 1, 2022)	<b>4955 N. Sabino Canyon Rd., Ste 107</b>	<b>\$20.00/SF/YR</b>	<b>1,140</b>
5	Nature's Spa	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
<b>TOTAL GLA:</b>				<b>11,400</b>

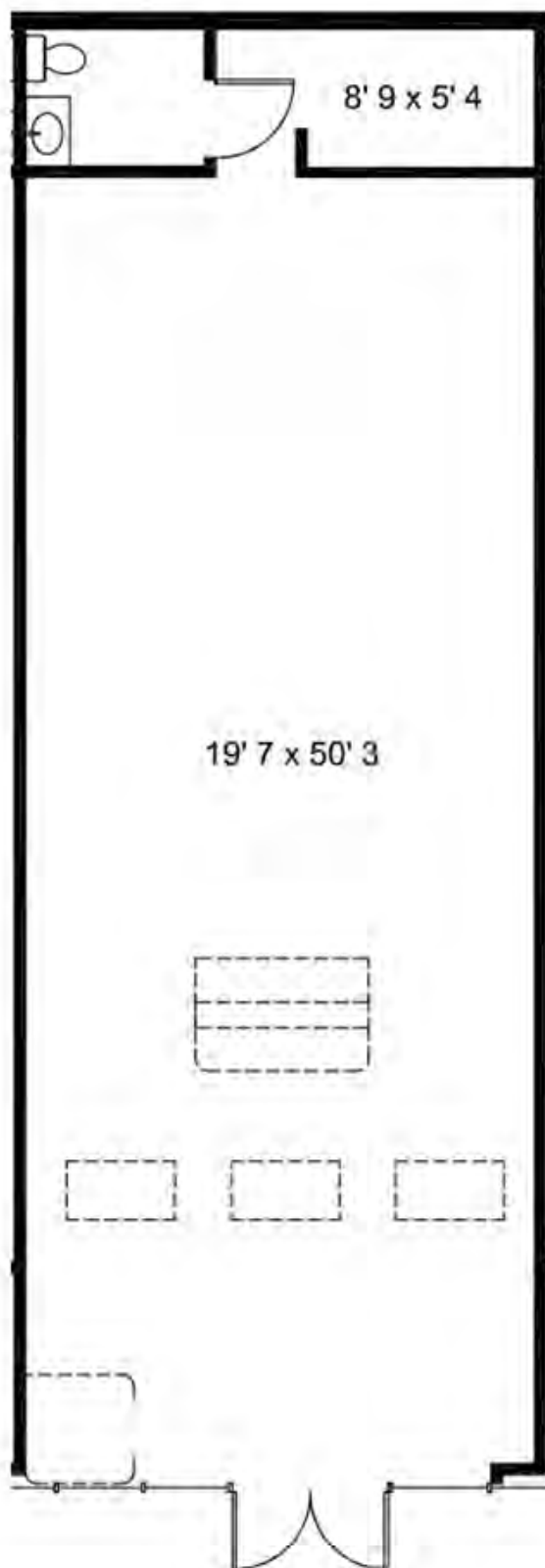
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## FLOOR PLAN



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