



COMMERCIAL RETAIL ADVISORS, LLC

5420 E. Broadway Blvd., Suite 200
Tucson, AZ 85711
Phone: 520-290-3200
Fax: 520-751-7465
www.cradvisorsllc.com

SILVERBELL CENTER



Property Description

Location: 8567 N. Silverbell Road
Tucson, AZ

Space Available: 1,158 SF (2nd Floor)*

Lease Rate: Please contact broker

Triple Net Expenses: \$6.65/SF/YR (estimated)

Zoning: F (Specific Plan): Continental Ranch

*Please do not disturb tenant.

Highlights

- ◆ Rapidly growing Marana, Arizona.
- ◆ Serves the rapidly growing communities of Continental Ranch, Continental Reserve, Ironwood Reserve, Saguaro Bloom, and Cascada.
- ◆ Good family oriented middle class demographics with strong incomes.
- ◆ Good visibility and parking.
- ◆ New Construction.
- ◆ Elevator Service.

Traffic Count

Silverbell Road: 23,253 VPD (2022)

Twin Peaks Road: 11,306 VPD (2022)

Cortaro Road: 21,534 VPD (2022)

Total: 56,093 VPD

(Source: Pima Association of Governments and ADOT)

Demographic Highlights

2023 Estimates	1 Mile	3 Miles	5 Miles
Population:	11,915	32,905	61,674
Households:	4,205	12,244	23,702
Average HH Income:	\$125,571	\$120,834	\$112,473

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

For information, contact:

Craig Finrock, CCIM, CRX, CLS
Designated Broker
cfinrock@cradvisorsllc.com



The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyer/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. Commercial Retail Advisors, LLC represents the owner of the property in any transaction contemplated by this brochure and does not represent the tenant.

Tucson, Arizona



The map displays the following communities and their populations:

- Marana Towne Center:** 2,200 Planned
- Marana Regional Airport:** Located near the center-left.
- Gladden Farms:** 1,747 Planned
- Gladden Farms II:** 2,000 Planned
- Saguaro Bloom:** 2,000 Planned
- Continental Reserve:** 1,200 Built
- Continental Ranch:** 5,000 Built
- Marana Center:** 1,000 Built
- Marana 59:** 1,000 Built
- Marana 57:** 1,000 Built
- Marana 56:** 1,000 Built
- Marana 55:** 1,000 Built
- Marana 54:** 1,000 Built
- Marana 53:** 1,000 Built
- Marana 52:** 1,000 Built
- Marana 51:** 1,000 Built
- Marana 50:** 1,000 Built
- Marana 49:** 1,000 Built
- Marana 48:** 1,000 Built
- Marana 47:** 1,000 Built
- Marana 46:** 1,000 Built
- Marana 45:** 1,000 Built
- Marana 44:** 1,000 Built
- Marana 43:** 1,000 Built
- Marana 42:** 1,000 Built
- Marana 41:** 1,000 Built
- Marana 40:** 1,000 Built
- Marana 39:** 1,000 Built
- Marana 38:** 1,000 Built
- Marana 37:** 1,000 Built
- Marana 36:** 1,000 Built
- Marana 35:** 1,000 Built
- Marana 34:** 1,000 Built
- Marana 33:** 1,000 Built
- Marana 32:** 1,000 Built
- Marana 31:** 1,000 Built
- Marana 30:** 1,000 Built
- Marana 29:** 1,000 Built
- Marana 28:** 1,000 Built
- Marana 27:** 1,000 Built
- Marana 26:** 1,000 Built
- Marana 25:** 1,000 Built
- Marana 24:** 1,000 Built
- Marana 23:** 1,000 Built
- Marana 22:** 1,000 Built
- Marana 21:** 1,000 Built
- Marana 20:** 1,000 Built
- Marana 19:** 1,000 Built
- Marana 18:** 1,000 Built
- Marana 17:** 1,000 Built
- Marana 16:** 1,000 Built
- Marana 15:** 1,000 Built
- Marana 14:** 1,000 Built
- Marana 13:** 1,000 Built
- Marana 12:** 1,000 Built
- Marana 11:** 1,000 Built
- Marana 10:** 1,000 Built
- Marana 9:** 1,000 Built
- Marana 8:** 1,000 Built
- Marana 7:** 1,000 Built
- Marana 6:** 1,000 Built
- Marana 5:** 1,000 Built
- Marana 4:** 1,000 Built
- Marana 3:** 1,000 Built
- Marana 2:** 1,000 Built
- Marana 1:** 1,000 Built

Silverbell Center

Tucson, Arizona

TRADE AREA

COMMERCIAL RETAIL ADVISORS, LLC



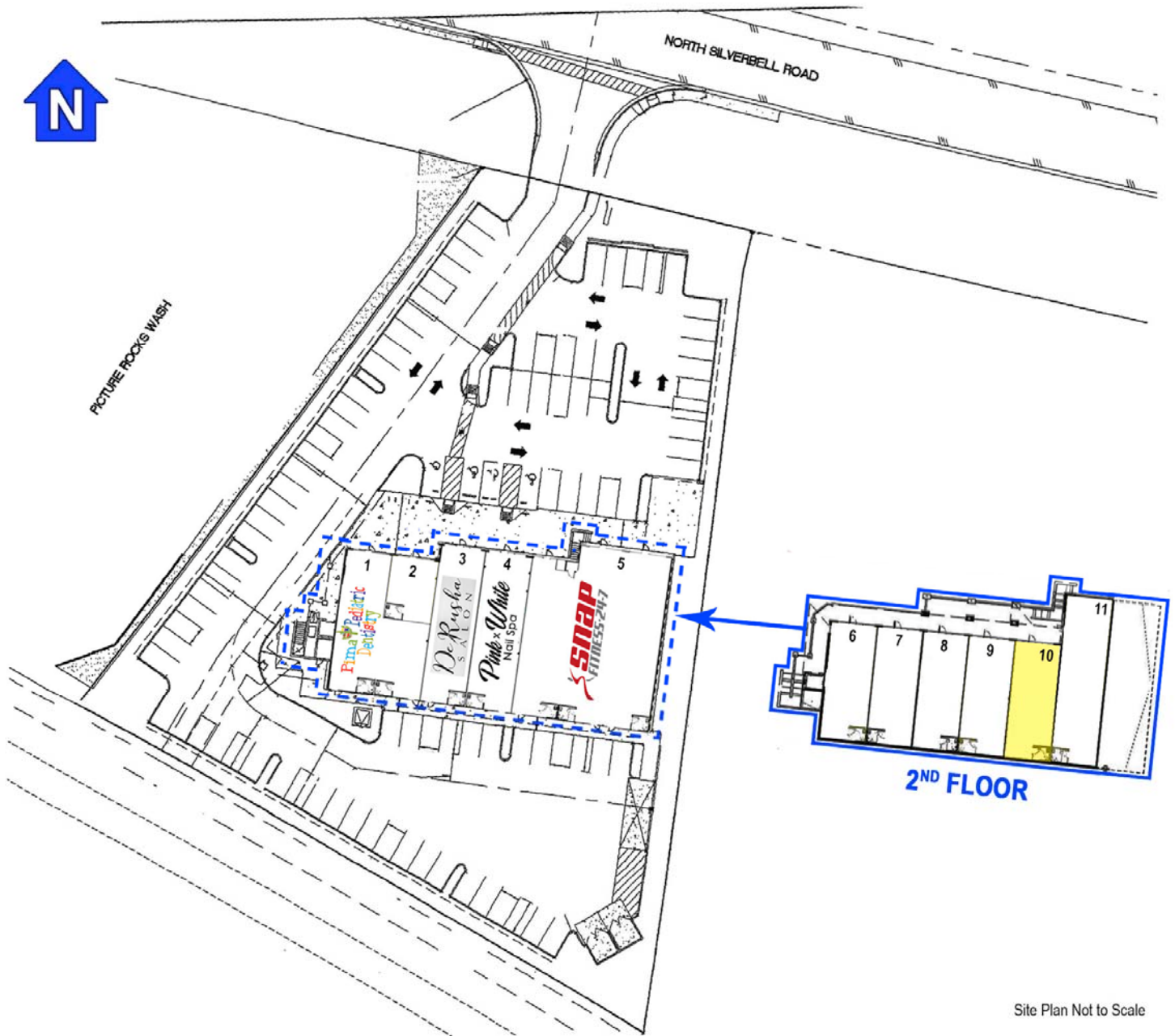
Silverbell Center

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

SITE PLAN



#	Tenant	Address	1st Floor Suite #	SF	#	Tenant	Address	2nd Floor Suite #	SF
1	Pima Pediatric Dentistry	8567 N. Silverbell Road	101	2,147	7	Edward Jones	8567 N. Silverbell Road	207	1,158
2	Soulful Expressions	8567 N. Silverbell Road	107	530	8	Guyton Chiropractic	8567 N. Silverbell Road	211	1,148
3	De Rusha Salon	8567 N. Silverbell Road	111	1,487	9	GuideTech	8567 N. Silverbell Road	215	1,148
4	Pink & White Nails	8567 N. Silverbell Road	115	1,481	10	AVAILABLE (7/1/24)*	8567 N. Silverbell Road	219	1,158
5	Snap Fitness	8567 N. Silverbell Road	119 - 127	4,857	11	The Door Church Marana	8567 N. Silverbell Road	225	1,708
6	Diamondback Real Estate	8567 N. Silverbell Road	201	1,190	TOTAL GLA:				18,012

* Please Do Not Disturb Tenant