

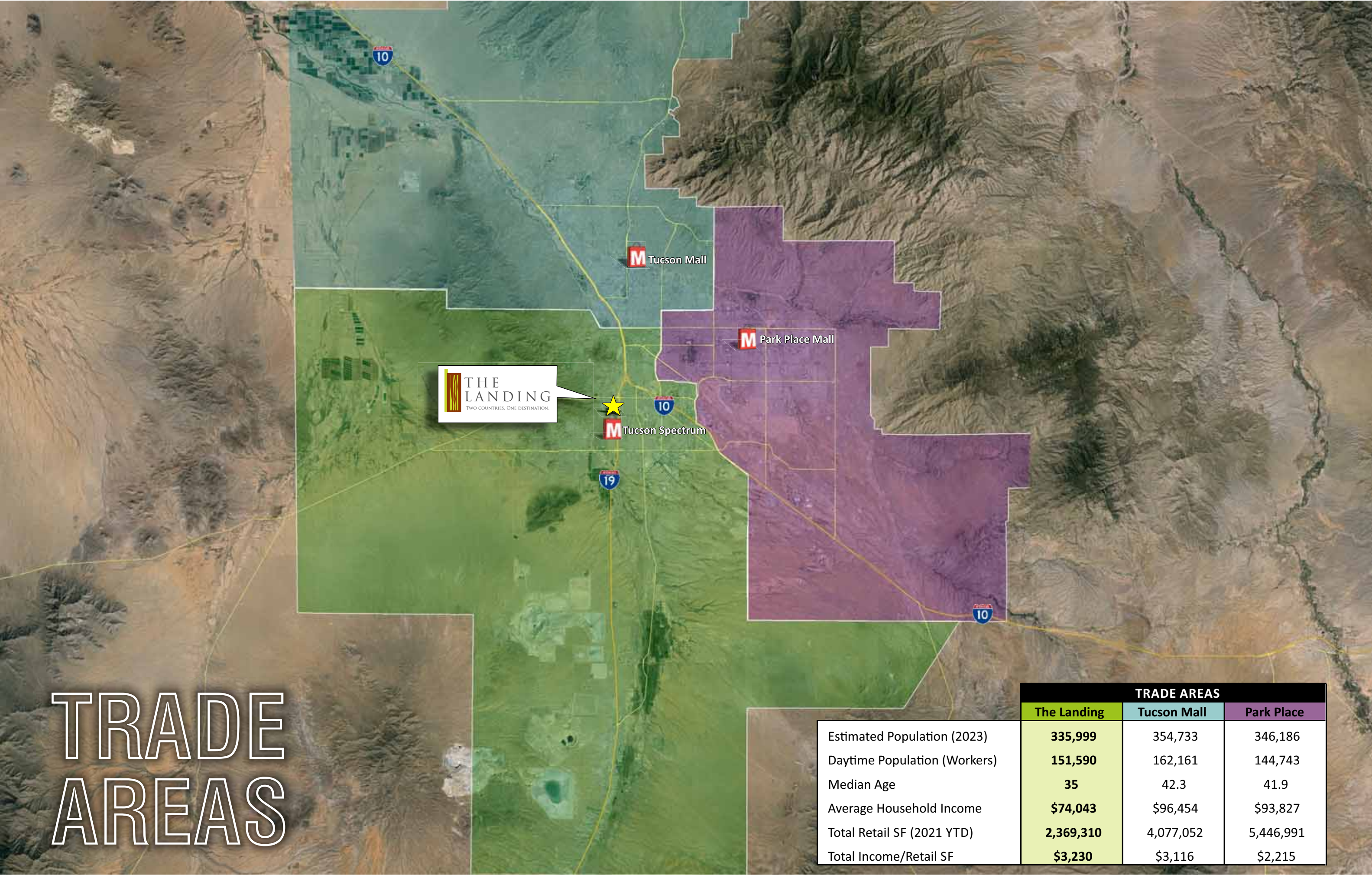


SPROUTS NOW OPEN



NEW SHOPS & PADS AVAILABLE

TRADE AREAS



	TRADE AREAS		
	The Landing	Tucson Mall	Park Place
Estimated Population (2023)	335,999	354,733	346,186
Daytime Population (Workers)	151,590	162,161	144,743
Median Age	35	42.3	41.9
Average Household Income	\$74,043	\$96,454	\$93,827
Total Retail SF (2021 YTD)	2,369,310	4,077,052	5,446,991
Total Income/Retail SF	\$3,230	\$3,116	\$2,215

MAJOR PROJECTS

MARANA

ORO VALLEY

TUCSON PREMIUM OUTLETS

Saks Fifth Avenue
Under Armour
Old Navy
Nike Factory Store
Calvin Klein
Tommy Hilfiger

UPTOWN

AMC THEATRES
BARNES & NOBLE BOOKSELLERS

LA ENCANTADA

Crate & Barrel
POTTERY BARN
ANN TAYLOR
LUCKY BRAND
ANTHROPOLOGIE
WILLIAMS SONOMA

DISTANCE FROM SITE

Marana Premium Outlets17.3 miles
Uptown.....14 miles
Tucson Mall10.4 miles
El Con Center7.2 miles
Park Place Mall13.5 miles

TUCSON MALL

Dillard's
macy's
JCPenney
REI H&M
The Container Store
FOREVER 21

EL CON CENTER

CENTURY THEATRES
Burlington Coat Factory
JCPenney
ROSS DRESS FOR LESS
PETSMART
THE HOME DEPOT
TARGET
Walmart

PARK PLACE MALL

CENTURY THEATRES
Dillard's
H&M
FOREVER 21
OLD NAVY

THE LANDING
TWO COUNTRIES. ONE DESTINATION.

TUCSON SPECTRUM

THE HOME DEPOT
TARGET
JCPenney
Marshall's
ROSS DRESS FOR LESS
OLD NAVY
PETSMART
Harkins Theatres

THE BRIDGES

Walmart
COSTCO WHOLESALE
CENTURY THEATRES
planet fitness
DAVE & BUSTERS

Downtown Tucson

Davis Monthan Air Force Base

MEXICO
60 MILES

Tucson International Airport





Tucson Spectrum

TARGET

Famous Footwear
GameStop

Michaels
Office Max
ROSS
DRESS FOR LESS
Marshalls
HIBBETT SPORTS
PETSMART

GNC
MATTRESS FIRM

Red Lobster

FIVE GUYS
TORRID

INTERSTATE
ARIZONA
19

MEXICO
60 MILES

COLD STONE
CREAMERY
FIREHOUSE
SUBS
State Farm

Harkins
THEATERS

TILLY'S
carter's
Bath & Body Works
Sylo

ULTA

OLD NAVY

Burlington

JCPenney

BEST BUY

NIKE

AMERICAN
EAGLE

DOLLAR TREE

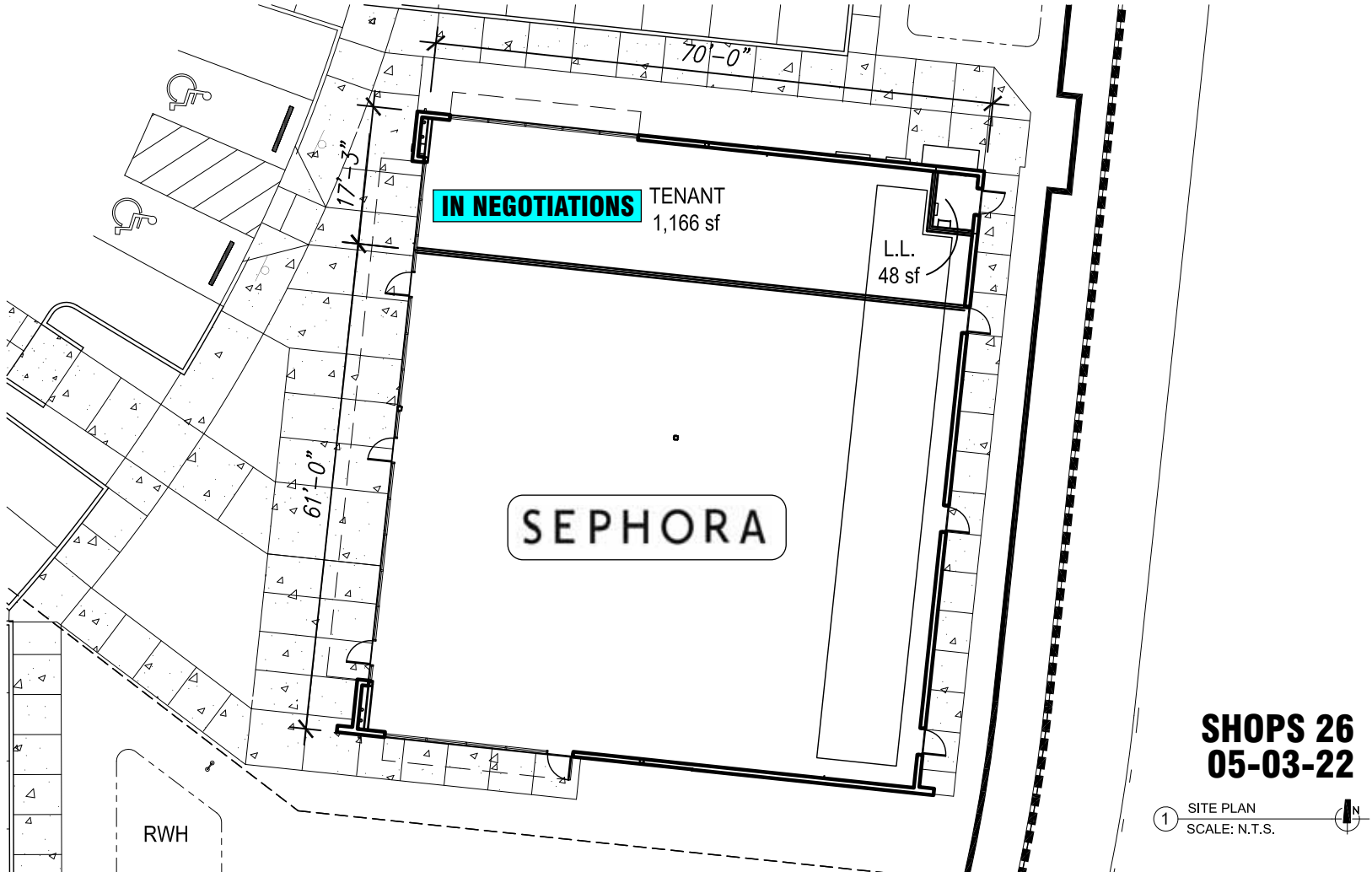
Party City

petco

NextCare
URGENT CARE

native
gro wings









HOBBY LOBBY

MAIN EVENT

LA Z BOY

EYEMART EXPRESS

CUPBAP
KOREAN BBQ IN A CUP

Trumpy's Doughnuts

IN-N-OUT
BURGER

SPROUTS
FARMERS MARKET

planet fitness

crumbl
cookies

Vantage West
CREDIT UNION

Chick-fil-A

CHIPOTLE
MEXICAN GRILL

TACO BELL

Organic's

Carondelet Medical Group
Carondelet Health Network

SportClips
HAIRCUTS
Jersey Mike's
the Habit
BURGER GRILL

MOD PIZZA

SHERWIN-WILLIAMS

one
STOP

Olive
Garden

of Tucson

UNDER
CONSTRUCTION

MY
PLACE

The Loop Trail

 = AVAILABLE
 = IN NEGOTIATIONS

200 APARTMENTS
UNDER CONSTRUCTION

HOTEL
125 UNITS
4 LEVELS
51,048 sf

PAD 1

MINOR
18,000 sf

HOBBY LOBBY

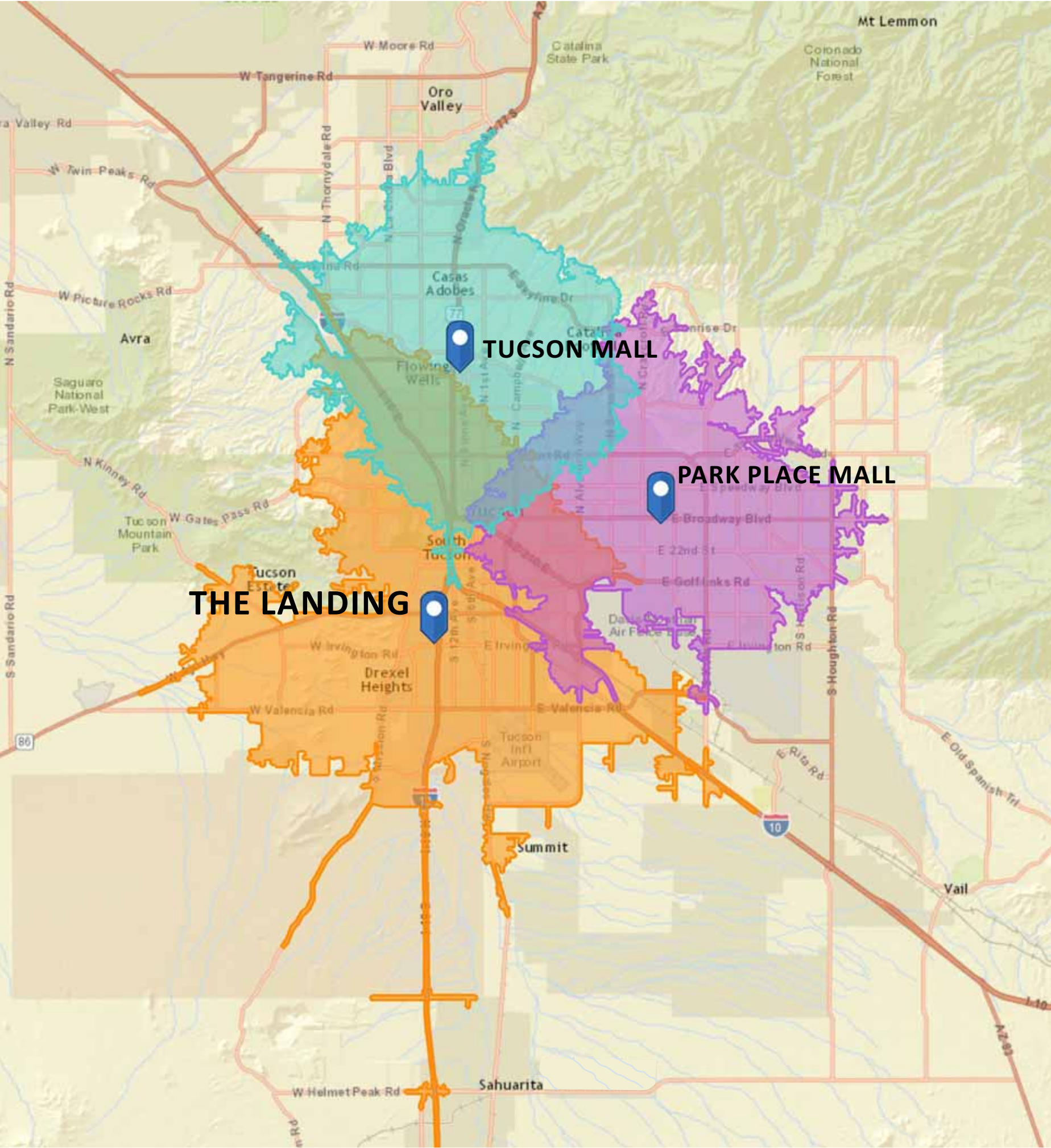
RED ROBIN
AMERICA'S
GOURMET BURGERS & SPIRITS

Dunn Edwards
PAINTS

SHOPS 12
12,208 sf







**INTERSTATE LOCATION
AND ACCESSIBILITY**

25%

**MORE DAYTIME
POPULATION**



**DRIVE TIME CAPTURES
MORE OF THE MARKET**

15 Minute Drive Time

	Irvington	Tucson Mall	Park Place
Estimated Population (2023)	310,287	201,683	306,857
Workers Population	189,957	149,821	184,802
Age	31.6	35.3	38.5
Average Household Income	\$62,393	\$76,139	\$77,394



Placer.ai Ranking Report

Red Robin
GOURMET BURGERS & BEERS
7/16 1/1

#1
Dunn Edwards
PAINTS
1/4

#1
Big Los
sports carina
1/3

IN-N-OUT
BURGER
19/34 2/7

#1
FIRST WATCH
THE DAYTIME CAFE
2/26 1/6

#1
THE HOME DEPOT
1/56 1/6

HOBBY LOBBY
8/21 2/3

#1
planet fitness
1/47 1/5

#1
Jersey Mike's
10/48* 1/6*

#1
Chick-fil-A
3/32 1/5

#1
SHERWIN-WILLIAMS
8/53* 1/7*

CHIPOTLE
MEXICAN BURGERS
21/80 4/13

MOD PIZZA
4/27 4/7

Olive Garden
6/23 2/4

FOOD CITY
4/42 2/8



Placer.ai

Placer collects information on the foot traffic of millions of consumers and uses location analytics to provide a better understanding of consumer behavior. The ranking overview provides a snapshot of a chain's foot traffic compared to other chain locations within a defined area. We've highlighted rankings in respect to the entire state of Arizona as well as the Greater Tucson Metro.

Arizona Ranking: #/# **Tucson Ranking: #/#**

(Rank out of the # of existing stores as of February 10, 2023)

(* Unverified chain. Placer coverage is less than 70% and ranking results may be skewed)

#1
ROSS
DRESS FOR LESS
1/64 1/11

#1
Marshalls
7/16 1/3

#1
PET SMART
5/51 1/8



DISCOUNT
TIRE
5/79 2/10

#1
COLD STONE
CREAMERY
7/31 1/5*

#1
Harkins
THEATRES
8/22 1/2

MEXICO
60 MILES →

#1
Party
City
1/13 1/2

#1
Famous
Footwear
1/26 1/2

#1
AMERICA'S BEST
CONTACTS & EYEGLASSES
2/20 1/4

#1
TARGET
6/44 2/7

#1
carter's
1/9 1/3

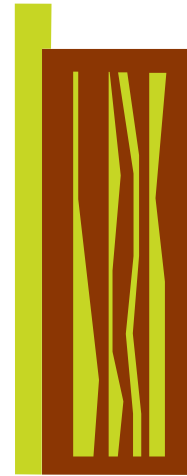
#1
Burlington
East Sundry
3/15 2/4

#1
JCPenney
2/15 1/2

#1
DOLLAR TREE
4/125 1/20

#1
NextCare
URGENT CARE
3/36* 2/8*

#1
native
grill wings
1/18 1/3



THE LANDING

TWO COUNTRIES. ONE DESTINATION.

BOURN[®]
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