



# PADS AVAILABLE

NORTHWEST CORNER OF INTERSTATE 19 & IRVINGTON RD | Tucson, AZ

FOR MORE INFORMATION REGARDING OPPORTUNITIES AT THE LANDING:

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# THE LANDING

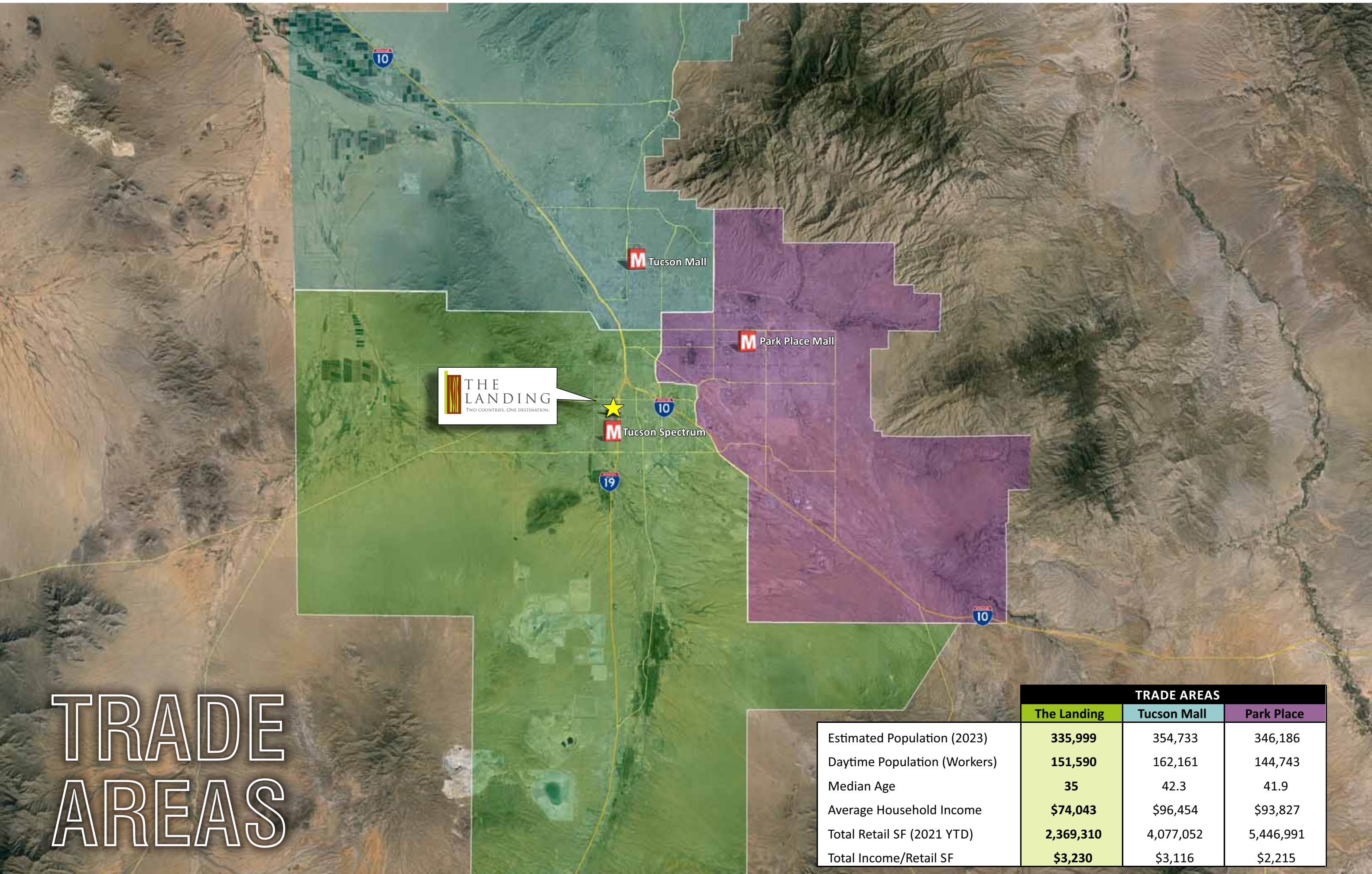
TWO COUNTRIES. ONE DESTINATION.



LH-SHOPS-20240103



# 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



MARANA

ORO VALLEY

TUCSON

**THE LANDING**  
TWO COUNTRIES. ONE DESTINATION.

MEXICO  
60 MILES

**TUCSON PREMIUM OUTLETS**

**UPTOWN**

**LA ENCANTADA**

**TUCSON MALL**

**EL CON CENTER**

**PARK PLACE MALL**

**TUCSON SPECTRUM**

**THE BRIDGES**

**DISTANCE FROM SITE**

- Marana Premium Outlets .....17.3 miles
- Uptown.....14 miles
- Tucson Mall .....10.4 miles
- El Con Center .....7.2 miles
- Park Place Mall .....13.5 miles



Davis Monthan Air Force Base

Tucson International Airport



89,004 (19)\*

72,134 (19)\*

46,584 (21)\*\*

18,807 (21)\*\*



200 APARTMENTS  
NOW LEASING

HOBBY LOBBY

MAIN EVENT

SEPHORA

LA BOY

EYEMART EXPRESS

CUPBOP

SPROUTS FARMERS MARKET

planet fitness

SportClips

Habit

MY PLACE

Carondelet Medical Group

SHERWIN-WILLIAMS

antistop Nutrition

T-Mobile

MOD PIZZA

Carbon Health  
AspenDental

eegee's

MATTRESS FIRM

FIRST WATCH

Krispy Kreme

IN-N-OUT

LABOY

EUROPEAN HALL

SUSHI GARDEN

crumbl COOKIES

Vantage West

Chick-fil-A

PIZZERIA

TACO BELL

Speedway

McDonald's

KAY JEWELRY

verizon

STARBUCKS COFFEES

PEPPERONI

Foot Locker

FOOD CITY

at&t  
Batteries + Bubs

Olive Garden

131 Mile Paved

City Of Tucson

Santa Cruz River

The Loop Trail

131 Mile Paved Loop Trail

**■ = AVAILABLE**  
**■ = IN NEGOTIATIONS**  
 \* = ADOT Traffic Volumes  
 \*\* = Field Data Services of Arizona/Veracity Traffic Group





MEXICO  
60 MILES

# Tucson Spectrum

TARGET

Famous Footwear  
Game Stop

Tilly's  
carter's  
Bath & Body Works  
Syle

ULTA

OLD NAVY

Burlington

SPORTSMAN'S WAREHOUSE

JCPenney

BEST BUY

NIKE

Party City

DOLLAR TREE

NextCare  
URGENT CARE

native

Red Lobster

FIVE GUYS  
TORRID

DISCOUNT TIRE

COLD STONE  
CREAMERY  
FIREHOUSE SUBS  
State Farm

Harkins  
THEATERS

GNC  
MATTRESS FIRM

Michaels  
Office Max  
ROSS DRESS 4 LESS  
Marshalls  
HIBBETT SPORTS  
PET SMART

Santa Cruz River

Loop Trail





INTERSTATE 19

INTERSTATE 19

INTERSTATE 19

IRVINGTON RD

City Of Tucson

131 Mile Tucson Loop

BLDG 51

BLDG 45

BLDG 39

BLDG 38

BLDG 42

BLDG 41

MINOR 4

SHOPS 32

200 APARTMENTS NOW LEASING

HOTEL

PHASE III

HOBBY LOBBY

MAIN EVENT

LA BOY

EYEMART EXPRESS

SEPHORA

SPROUTS FARMERS MARKET

CUPB P

crumbl COOKIES

SportClips

Habit

Chick-fil-c

TACO BELL

TACO BELL

T-Mobile

MOD PIZZA

Carbon Health

AspenDental

MY PLACE

SHOPS 12

Carondelet Medical Group

SHERWIN-WILLIAMS ONE STOP NUTRITION

PAD 9

RED ROBIN

Paints

CareMore

Dutch Bros

Chips

eegee's

Pelle

FIRST WATCH MATTRESS FIRM

Sushi Garden

Krispy Kreme

IN-N-OUT

McDonald's

THE HOME DEPOT

Legend:  
Red square = AVAILABLE  
Cyan square = IN NEGOTIATIONS





INTERSTATE  
ARIZONA  
19







HOBBY LOBBY

MAIN EVENT

LA Z BOY

EYEMART EXPRESS

CUPBAP  
KOREAN BBQ IN A CUP

TruPac  
DOUGHNUTS

IN-N-OUT  
BURGER

SPROUTS  
FARMERS MARKET

planet fitness

crumbl  
cookies

Vantage West  
CREDIT UNION

Chick-fil-A

f Tucson

UNDER CONSTRUCTION

MY PLACE

ORgano's

CHIPOTLE  
MEXICAN GRILL

TACO BELL

The Loop Trail

Carondelet Medical Group  
Carondelet Health Network

SportClips  
HAIRCUTS  
Jersey Mike's  
the Habit  
BURGER GRILL

■ = AVAILABLE  
■ = IN NEGOTIATIONS

SHERWIN-WILLIAMS

one  
STOP

MOD PIZZA

Olive  
Garden



**200 APARTMENTS  
NOW LEASING**

HOTEL  
125 UNITS  
4 LEVELS  
51,048 sf

PAD 1

MINOR  
18,000 sf

RED ROBIN  
AMERICA'S  
GOURMET BURGERS & SPIRITS

Dunn Edwards  
PAINTS

SHOPS 32  
8,205 sf

HOBBY LOBBY



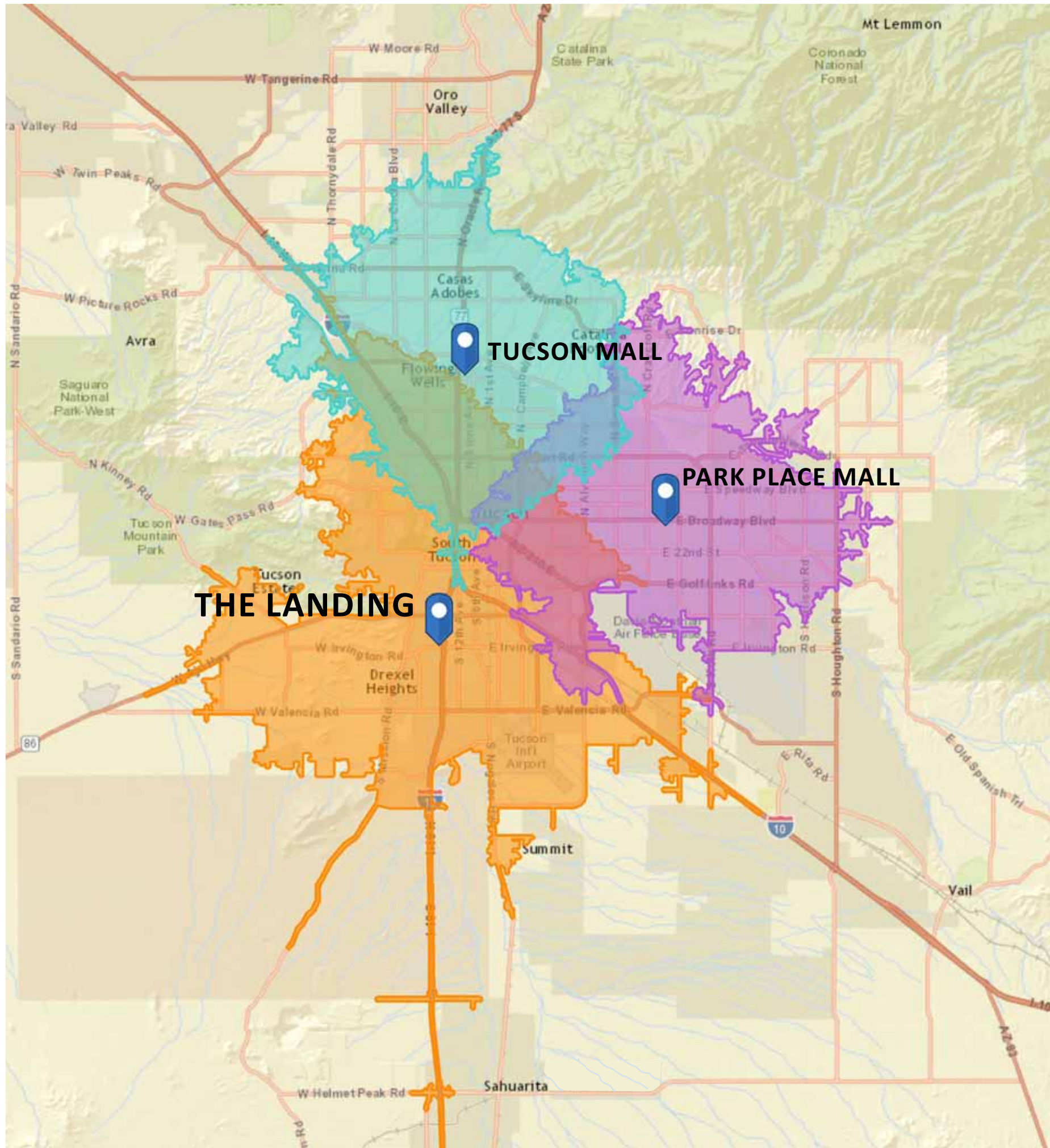












**INTERSTATE LOCATION  
AND ACCESSIBILITY**

**25%**

**MORE DAYTIME  
POPULATION**



**DRIVE TIME CAPTURES  
MORE OF THE MARKET**

**15 Minute Drive Time**

	<b>Irvington</b>	<b>Tucson Mall</b>	<b>Park Place</b>
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**  
**Gas**  
Sports Cantina  
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

**TARGET.**  
6/44 2/7

**#1**  
**carter's**  
1/9 1/3

**Burlington**  
Good Bakery  
3/15 2/4

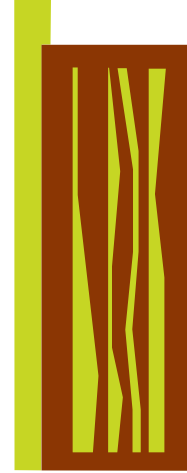
**#1**  
**JCPenney**  
2/15 1/2

**#1**  
**DOLLAR TREE**  
4/125 1/20

**NextCare**  
URGENT CARE  
3/36\* 2/8\*

**#1**  
**native**  
grill wings  
1/18 1/3





# THE LANDING

TWO COUNTRIES. ONE DESTINATION.

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