

SILVERBELL CROSSROADS

SWC INA & SILVERBELL ROADS

MARANA, AZ

**FOR
LEASE**

**RETAIL AND OFFICE DEVELOPMENT PLANNED —
COMING SOON!**



Property Highlights

- ◆ Zoned CB-1
- ◆ Just minutes from the Super K-Mart and Target power centers at Thornydale and Ina Roads.
- ◆ Surrounded by master planned communities, and 3 miles from Tucson's largest master-planned community, Continental Ranch.
- ◆ Ina Road serves as a major east/west corridor connecting to I-10.
- ◆ Silverbell Road is scheduled for improvements including widening and straightening.

Demographics

Radii	Population	Income
5 Minutes	15,071	\$61,427
10 Minutes	83,439	\$56,885
15 Minutes	204,586	\$50,615

Source: Applied Geographic Solutions - 2005 Estimates

Traffic Count

Ina	13,900 cars per day
Silverbell	9,600 cars per day
TOTAL:	23,500 cars per day



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*One or more of the owners of Saguardo Vista Shopping Center is a licensed real estate salesperson in the State of Arizona.
Shenkarow Realty Advisors is acting as an owner/agent.*

Updated 01/07/09—

SILVERBELL CROSSROADS



Building #1 - Bank post:
Dual drive thru:
5,800 sf

Building #2 -
4,100 sf

SITE DATA:

1. AREA:

BUILDING #1	BANK POST	5,800 SF
BUILDING #2	MIXED USE	4,100 SF
BUILDING #3	MIXED USE	9,500 SF
BUILDING #4	MIXED USE	13,880 SF
BUILDING #5	MIXED USE	3,200 SF
BUILDING #6	MIXED USE	2,650 SF
BUILDING #7	MIXED USE	3,200 SF
TOTAL USE:		52,350 SF

3. ONSITE PARKING: 379 FULL SIZE PROVIDED

North

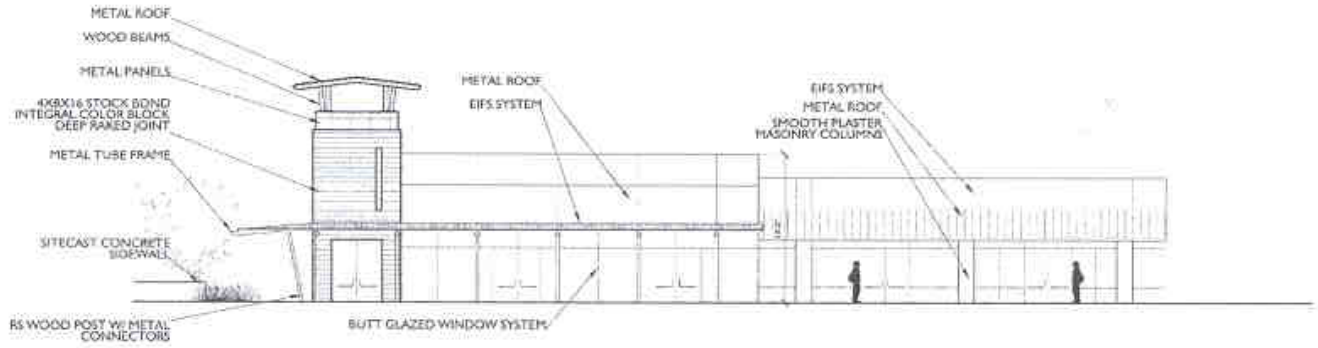
SITE PLAN

SCALE 1" = 30'-0"



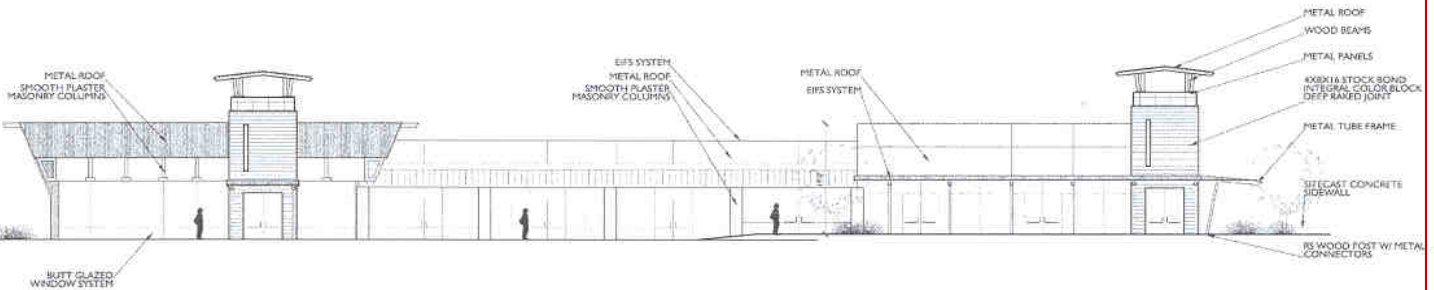
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Broker is acting as an owner/agent.



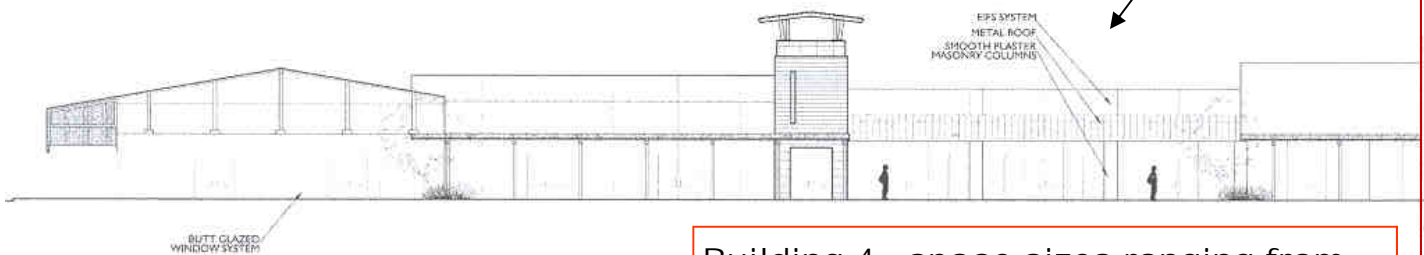
1 NORTH ELEVATION-building #2
1/8" = 1'-0"

Building 2—space sizes ranging from a 9,400 SF anchor space to a 1,950 SF endcap to four 1,300 SF spaces. See Building 2 site plan attached.



1 NORTH ELEVATION-building #3
1/8" = 1'-0"

Building 3—space sizes ranging from a 3,250 SF endcap to a 1,950 SF endcap to one 1,300 SF and four 1,200 SF spaces. See Building 3 site plan attached.



4 EAST ELEVATION-building #4
1/8" = 1'-0"

Building 4—space sizes ranging from two 3,000 SF endcaps to six 1,100 SF and one 900 SF space. See Building 4 site plan attached.

Silverbell Crossroads, 7201 N SILVERBELL RD & 5698 W INA RD, TUCSON, AZ 85743

Legend

-  Site
-  Highways
-  Roads
-  Drive Time(s)

Standard Map

Site Coordinates

Longitude: -111.088560

Latitude: 32.337550

