

ROLLING HILLS SQUARE

7050-7082 E. GOLF LINKS ROAD, TUCSON, AZ



For Lease | Fry's Anchored Shopping Center | SWC Golf Links Rd & Kolb Rd

WE ARE
THE CENTER
OF RETAIL



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ROLLING HILLS SQUARE

SWC GOLF LINKS RD & KOLB RD, TUCSON, AZ

RETAIL SPACE

1,190 SF, 2,818 SF, 3,000 SF*,
7,000 SF*, PAD Available
*(Divisible, Do Not Disturb)

LEASE RATE

Contact Agent

NNN CHARGES

\$4.00/SF

NEIGHBORING TENANTS

Walmart Neighborhood Market, Discount Tire, 99¢ Only Store, KFC, Walgreens, Wells Fargo, Big O Tires, & More

COMMENTS

- New Ownership!
- Ideally located at the intersection of Kolb Rd and Golf Links Rd, with excellent frontage, visibility and traffic counts
- Rolling Hills Square is located within proximity to Davis-Monthan Air Force Base
- New monument signage coming 2022



NEIGHBORHOOD DEMOGRAPHICS



	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	19,740	\$65,512	2,228	\$197.85 M
3 Miles	98,216	\$60,598	28,713	\$994.68 M
5 Miles	211,058	\$65,785	91,393	\$2.29 B

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SITE PLAN



SUITE	TENANT	SIZE (SF)
10	AVAILABLE (Divisible)*	3,000
15	Healthy Foot Spa	1,500
20	Final Touch Nails & Spa	1,500
30	Metro PCS	1,500
40	Little Caesars	1,499
50	Nate's Cheesesteaks	1,499
60	AVAILABLE	2,818
100	Fry's Food & Drug	52,069
120	Nationwide Vision	1,613
150	Oak Street Health	10,387
180	AVAILABLE (Divisible)*	7,000
200	Leye Kitchen	2,240
210	Regis	1,260
220	The UPS Store	1,400
240	Rolling Hills Pet Clinic	3,500
250	H&R Block	2,100
300	Banner Urgent Care	4,140
310	Jerry Bobs	2,497
320	Jackson Hewitt	1,190
330	AVAILABLE	1,190
Out 1	Brake Max	5,400
Out 2	Donut Wheel	1,600
Out 3	Verizon	3,200

Vacant Land Pad (Drive-Thru Capable)

***(Do Not Disturb Tenant)**

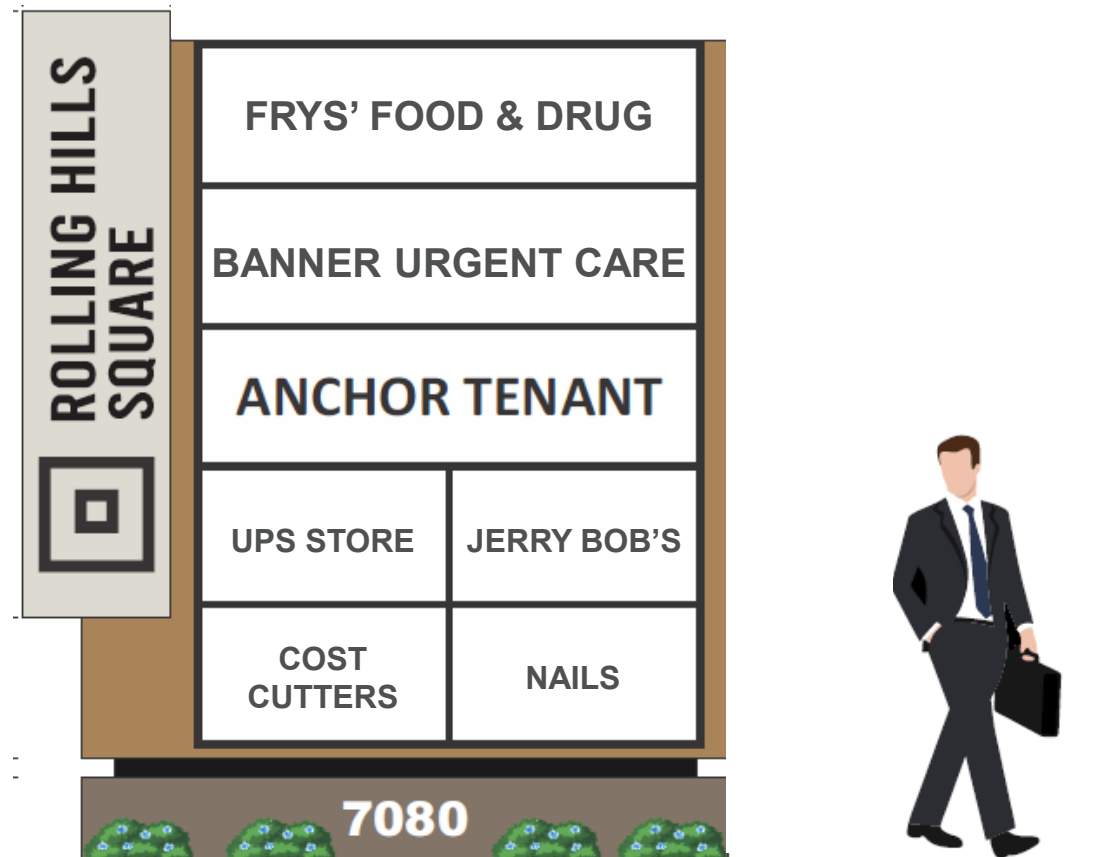
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NEW MONUMENT SIGN RENDERING



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A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client. 1/26/2022



**Davis-Monthan
Air Force Base**
±6,500 Active Duty military
personnel, ±1,000 Reserve and
Air National Guard personnel, and
±3,000 civilian employees

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SQUARE**

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