

Rolling Hills Square | 7002-7076 E Golf Links Road, Tucson AZ SWC Golf Links Road & Kolb Road



Retail Space Available



6298 E. Grant Rd., Suite #100
Tucson, AZ 85712
P: 520.296.0200
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www.larsenbaker.com

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AVAILABILITY

Suite 60 ±2,818 SF

Suite 10 ±3,000 SF

Suite 330 ±1,190 SF

Suite 310 (Do Not Disturb Tenant) ±2,497 SF

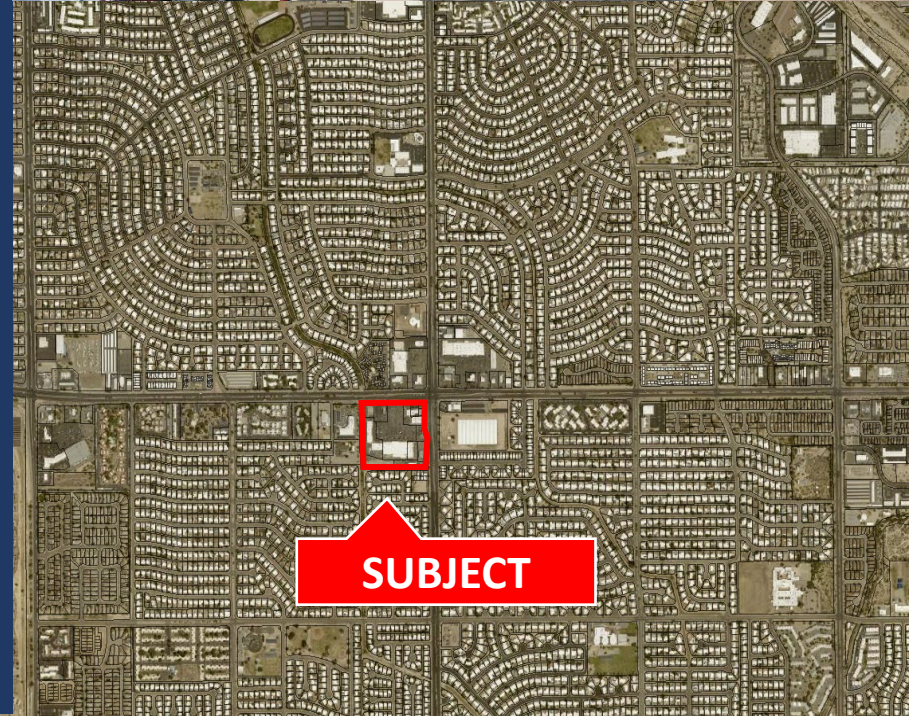
Land Pad (Next to Burger King) ±21,678 SF

Lease Rate: Call for Pricing

PROPERTY FEATURES

Zoning: C2 (Tucson)

- Fry's Anchored Shopping Center
- Located at a major retail intersection with over 73,000 cars daily
- Newly Constructed Starbucks – Now Open
- Space available ranging from 1,190 to 3,000 SF



Aerial View



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Site Plan

Tenant	Suite	Size (SF)
Available	10	3,000
Healthy Foot Spa	15	1,500
Final Touch Nails & Spa	20	1,500
Metro PCS	30	1,500
Little Ceaser's	40	1,499
Nate's Italian Kitchen	50	1,499
Available	60	2,818
Fry's Food Stores	100	52,069
Nationwide Vision	120	1,613
Oak Street Health	150	10,387
Bonanza Deals	180	7,000
Bamboo View	200	2,240
Cost Cutters	210	1,260
The UPS Store	220	1,400
Rolling Hills Pet Clinic	240	3,500
H&R Block	250	2,100
Banner Urgent Health Care	300	4,140
Available	310	2,497
Jackson Hewitt	320	1,190
Available	330	1,190
Brake Max	Out 1	5,400
Starbucks	Out 2	1,600
Verizon	Out 3	3,200
Vacant Land Pad (Drive-Thru Capable)		21,678
Excess Land		51,715



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Aerial Map



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DEMOGRAPHICS (2023)

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	18,320	96,825	212,308
Average Family Income	\$79,180	\$72,503	\$81,023
Employees	2,050	25,972	82,834

