

Rolling Hills Square Retail Space for Lease

7002-7076 E Golf Links Road, Tucson AZ
SWC Golf Links Road & Kolb Road

PAD & SHOPS
AVAILABLE



Exclusively represented by

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Owned by:
» HYPERION

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ROLLING HILLS SQUARE

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AVAILABLE SPACE

SUITE	SIZE
Suite 60	±2,818 SF
Suite 330	±1,190 SF
Suite 10	±3,000 SF
Land Pad (Next to Burger King)	±21,678 SF
Lease Rate	Contact Agent

HIGHLIGHTS

- Fry's anchored shopping center
- Located at a major retail intersection with over 73,000 cars per day
- Less than a mile away from Davis Monthan Air Force Base
- Vacancies fronting Fry's parking field and busy Kolb Road
- Space available ranging from 1,190 to 7,000 sq ft
- Newly Constructed Starbucks - Now Open!

DEMOGRAPHICS (2023 Estimates)

	1-MILE	3-MILES	5-MILES
Population	18,320	96,825	212,308
Avg Household Income	\$79,180	\$72,503	\$81,023
Total Employees	2,050	25,972	82,834

SOURCE: Applied Geographic Solutions/TIGER Geography, 04/2023

TRAFFIC COUNTS

Golf Links Road	32,710 AADT (2022)
Kolb Road	40,845 AADT (2022)

SOURCE: Pima Association of Governments

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SITE PLAN



Rolling Hills Square

Suite	Tenant
OUT1	BrakeMax
OUT2	Starbucks
OUT3	Verizon Wireless
SHDW1	Burger King
00010	AVAILABLE - 3,000 SF
00015	Healthy Foot Spa
00020	Final Touch Nails & Spa
00030	MetroPCS
00040	Little Caesars
00050	Nate's Italian Kitchen
00060	AVAILABLE - 2,818 SF
00100	Fry's Food Stores
00120	Nationwide Vision
00160	Oak Street Health
00180	Bonanza Deals
00200	Bamboo View
00210	Cost Cutters
00220	UPS Store
00240	Pet Clinic
00250	H&R Block
00300	Banner Urgent Care
00310	Jerry Bob's Restaurant
00320	Jackson Hewitt
00330	AVAILABLE - 1,190 SF
PAD	AVAILABLE - 21,678 SF

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