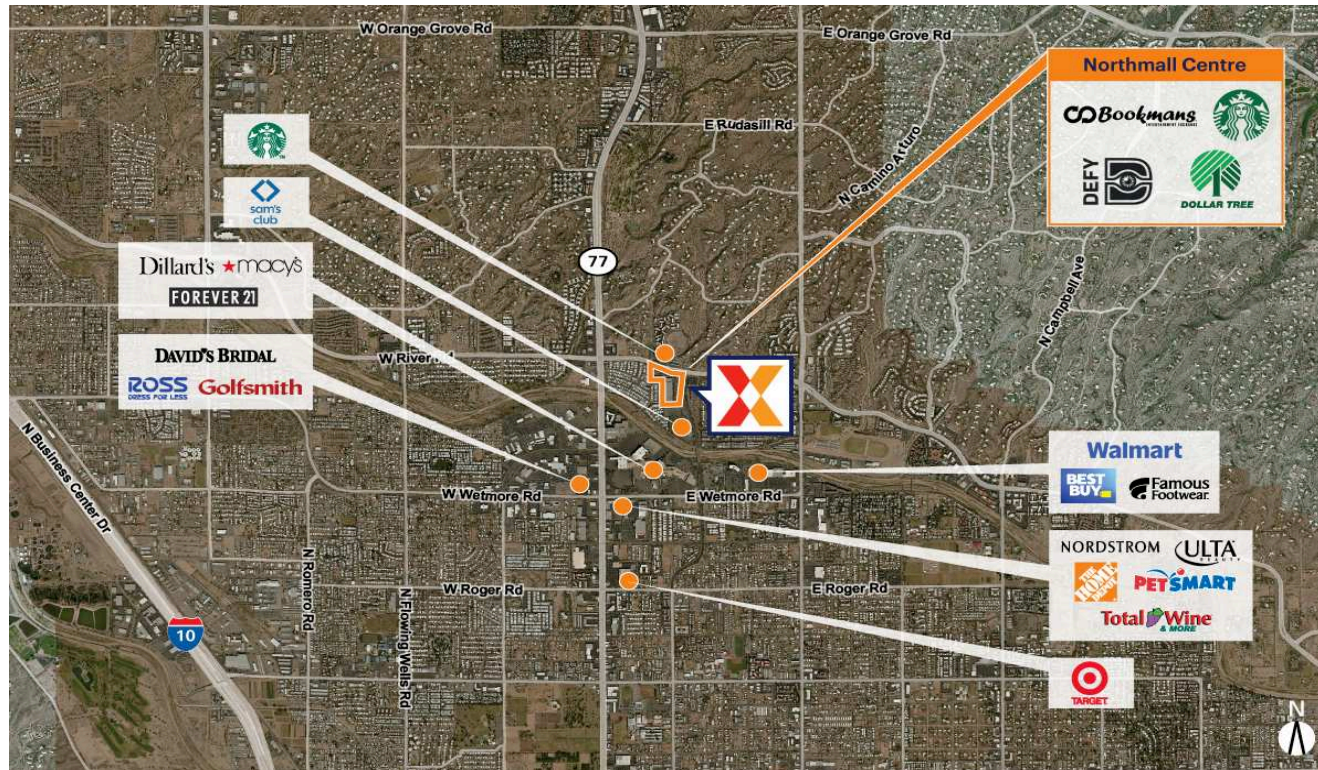


Northmall Centre

Tucson, AZ

32.2947, -110.972
4881 North Stone | Tucson, AZ 85704



Center Size: 165,350 SF



Demographics	1 Mile	3 Mile	5 Mile
👤	9,971	94,312	222,246
🏠	4,957	43,767	99,744
💰	\$60,291	\$66,082	\$70,955

Sam's Club anchored center with top national retailers drawing an estimated 4.4M+ annual visits (Placer.ai 2024)

Surrounded by a dense population of 94K+ within 3-miles

Strategically located in close proximity to 1.3MM SF Tucson Mall

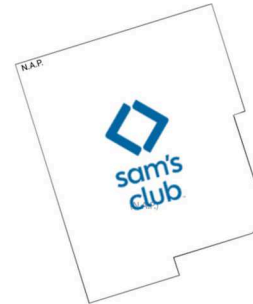
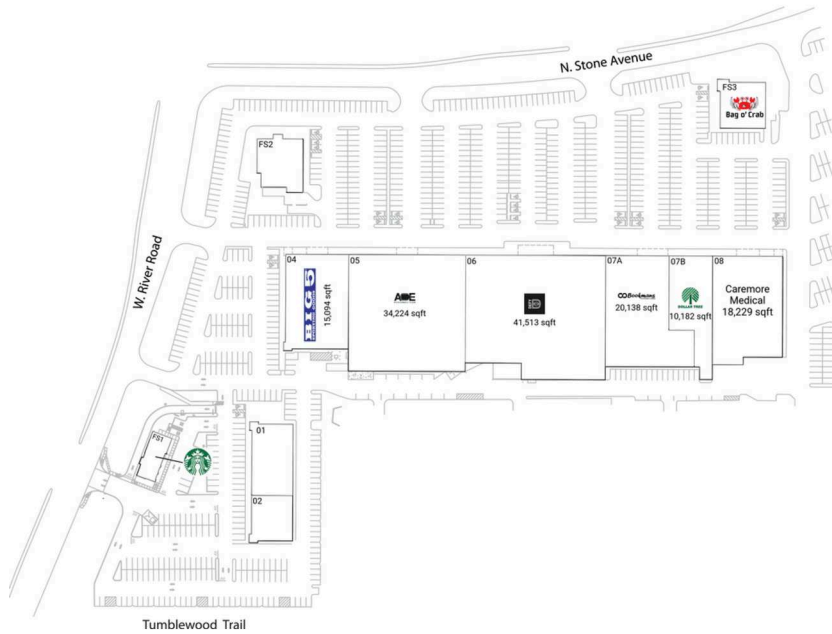
High visibility from 33K+ VPD on River Rd and 33K+ VPD on North Oracle Rd (Kalibrate, 2021)

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Current Retailers

FS1	Starbucks	2,200 SF
FS2	Scordato's Pizzeria	5,997 SF
FS3	Bag O' Crab	5,665 SF
N.A.P.	Sam's Club	0 SF
01	Asian 1 Buffet	7,976 SF
02	Crossfit 646	4,132 SF
04	Big 5 Sporting Goods	15,094 SF
05	Ace Pickleball Club	34,224 SF
06	Defy Tucson	41,513 SF
07A	Bookmans Entertainment Exchange	20,138 SF
07B	Dollar Tree	10,182 SF
08	Caremore Medical	18,229 SF

1708