

FOR LEASE

SHOPPES AT 1ST & ROGER

*Position your business at a high-traffic
Fry's-anchored retail destination in Tucson, AZ*

4016 N 1ST AVE, TUCSON, AZ 85719



IMAGE ENHANCED USING AI

km Kidder
Mathews

JOIN AN *ESTABLISHED* NORTH TUCSON RETAIL CENTER

Join Fry's, Great Clips, Verizon and complementary retailers at a premier North Tucson shopping destination. Second generation retail spaces are available for lease at Shoppes at 1st & Roger, featuring strong grocery-driven traffic, excellent frontage, and convenient access along a high-traffic commercial corridor. Ideal opportunities for retail, service, medical, and restaurant users seeking exposure within an established neighborhood center.

ADDRESS	4016 N 1st Ave, Tucson, AZ 85719
TOTAL SF	±79,398 SF
LAND AREA	±15.54 AC
TOTAL GLA	±10,560 SF
YEAR BUILT	2016
ZONING	C-2

±43,180+ VPD

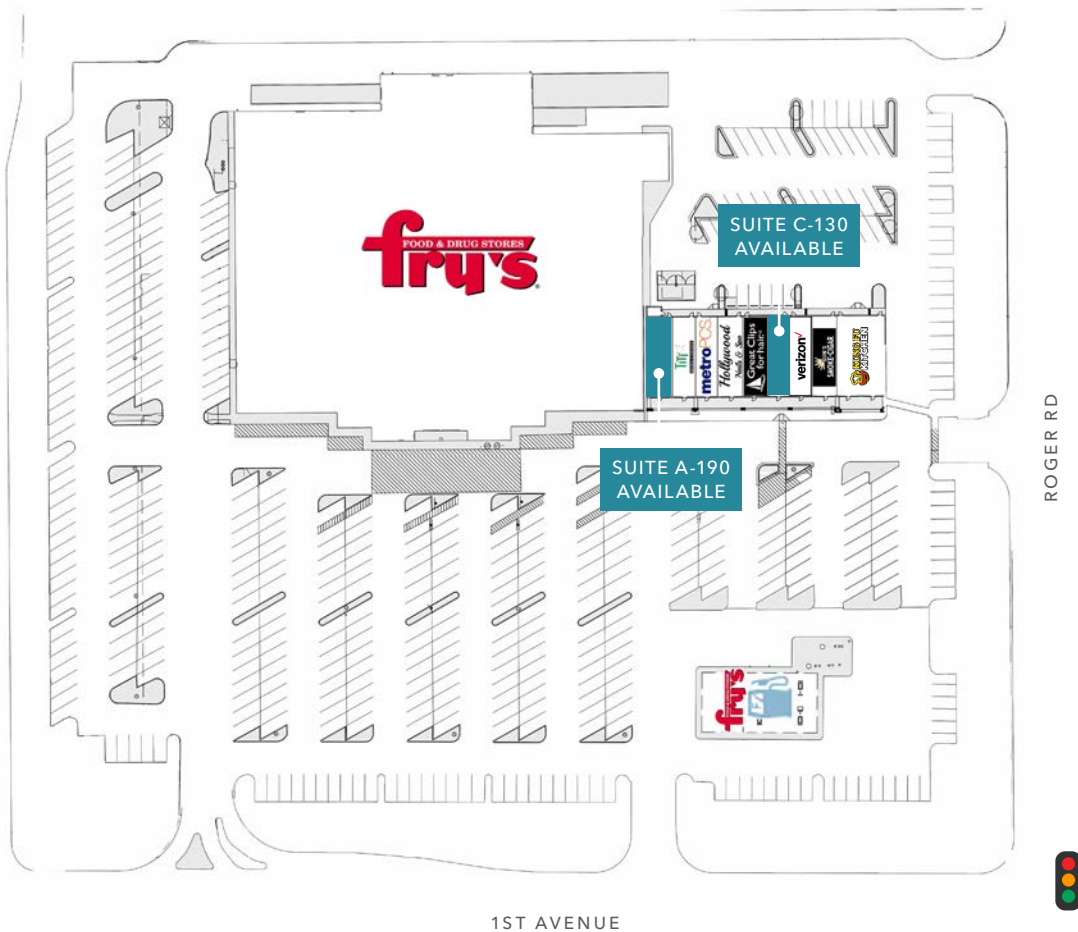
AT ROGER & 1ST INTERSECTION

10 MIN

DRIVE TO INTERSTATE 10



SITE PLAN



TENANT LIST

Fry's
Suite A-190 (1,120 SF)
TiTi Boba Corner
Metro by T-Mobile (formally Metro PCS)
Hollywood Nails & Spa
Great Clips
Suite C-130 (960 SF)
Verizon
Sun's Smoke Cigar
Kung Fu Kitchen
Fry's Fuel

LEASE SUMMARY



OPTIONS *FOR LEASE*

AVAILABLE

Suite	Available	Asking Rate
SUITE A-190	±1,120 SF	\$26.00-28.00/SF
SUITE C-130	±960 SF	\$26.00-\$28.00/SF

SUITE HIGHLIGHTS

Suite A-190

Existing restaurant improvements, ideal for quick-serve, sit-down, and café restaurants.

Built in POS, floor drains, accessible grease interceptor and walk-in cooler area.

Suite C-130

Inline retail.

Ideal for restaurant, wellness, medical, fitness, professional office, and specialty retail.



LEASING SUMMARY

TUCSON AUTO MALL

ARIZONA 77

TUCSON MALL



TUCSON PLACE MALL

60,588+ VPD



W WETMORE RD



ORACLE WETMORE SHOPPING



43,180+ VPD



E PRINCE RD

AMPHITHEATER HIGH SCHOOL

SHOPPES AT 1ST & ROGER



E RIVER RD

W ROGER RD

N 1ST AVE

N CAMPBELL AVE

KIDDER MATHEWS

AVAILABLE FOR LEASE ■ SHOPPES AT 1ST & ROGER

TENANT PROFILES



Fry's is an Arizona-based supermarket chain serving over one million households each week. With more than 50 years in Arizona, Fry's maintains a strong statewide presence.

A leading grocery retailer and a division of The Kroger Co., Fry's Food Stores is one of the largest supermarket operators in the United States. Founded in 1954, Fry's operates more than 120 stores throughout Arizona, offering customers a full-service grocery experience including fresh food, pharmacy services, household essentials, and digital shopping options. Backed by Kroger's nationwide presence and resources, Fry's continues to serve as a highly recognizable, traffic-generating anchor tenant with a strong regional customer base.

126+

OF AZ LOCATIONS

±430K

TOTAL EMPLOYEES

\$147.6B+

ANNUAL REVENUE



Verizon is a leading U.S. wireless carrier with a large national retail footprint and strong brand recognition, operating hundreds of locations in Arizona.

The company maintains an extensive retail footprint across major metropolitan and suburban markets. Verizon locations generate consistent daily customer traffic and benefit from strong brand recognition and repeat visitation, making the retailer a complementary co-tenant within neighborhood and community shopping centers. Its established national presence and broad customer base support long-term occupancy within high-visibility retail corridors.

6,300+

OF US LOCATIONS

±89K

TOTAL EMPLOYEES

\$138B+

ANNUAL REVENUE

TENANT PROFILES

Great Clips

Great Clips is the largest salon brand in North America and operates a 100% franchised business model focused on value-oriented haircare services.

Founded in 1982, the company has built a highly recognizable national brand with more than 4,400 locations across the U.S. and Canada. Great Clips benefits from recurring customer demand, strong neighborhood retail compatibility, and a service-based model that drives repeat traffic. The brand serves approximately 1.7 million customers weekly and has established itself as a leading convenience-based personal care retailer.

130+

OF AZ LOCATIONS

±30K

TOTAL EMPLOYEES

\$1B+

ANNUAL REVENUE



Metro by T-Mobile is a nationwide wireless provider offering affordable mobile plans, and devices. Backed by T-Mobile, Metro has a strong national retail presence.

With T-Mobile generating \$71.3 billion in service revenues in 2025 and serving millions of wireless and broadband customers nationwide, Metro benefits from the scale and financial strength of one of the country's largest wireless providers. Metro's value-focused offering and extensive retail presence make it a convenient neighborhood destination for wireless services and device needs.

10K+

OF US LOCATIONS

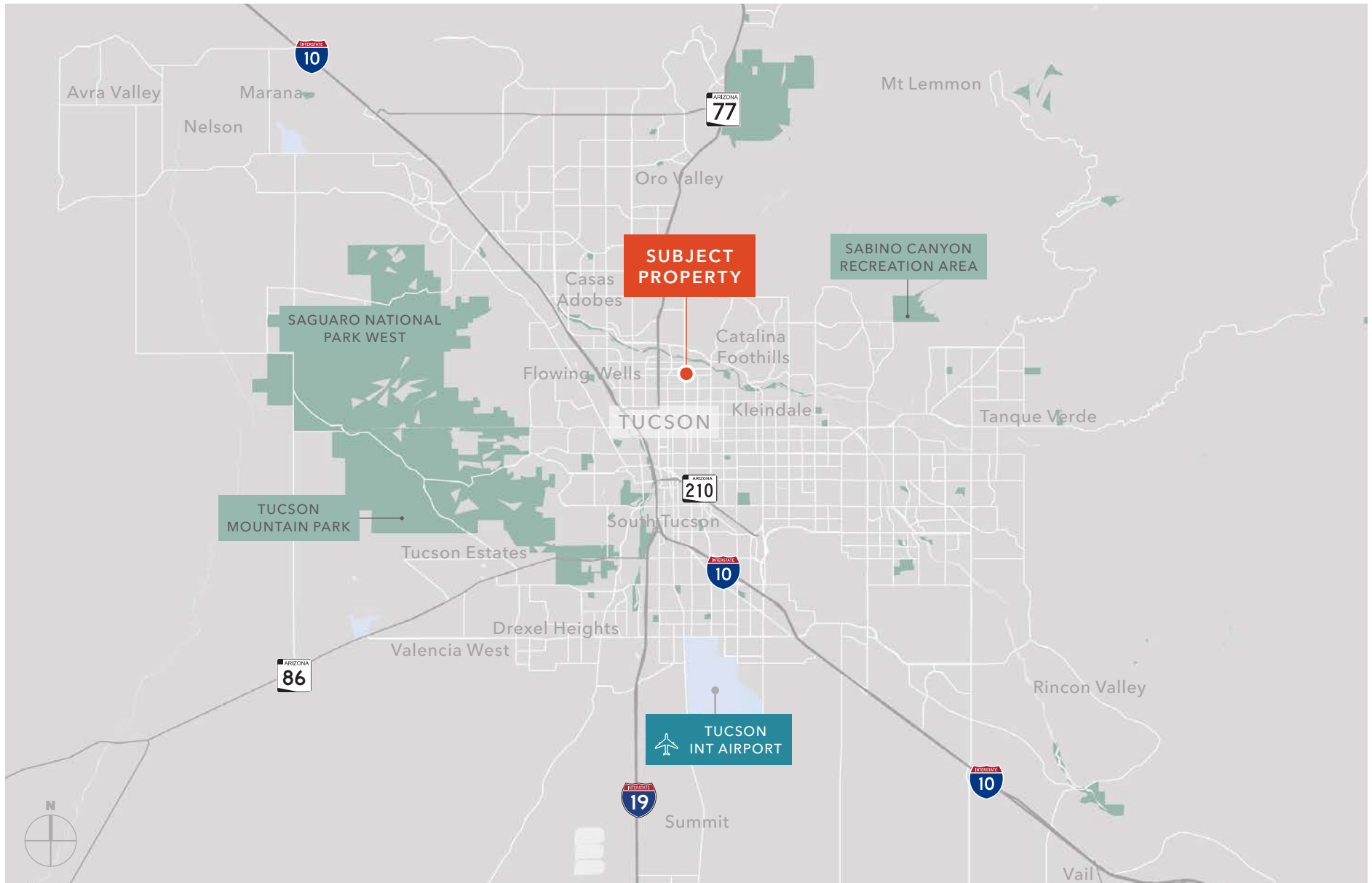
±70K

T=MOBILE EMPLOYEES

\$71.3B+

ANNUAL REVENUE

LOCATION OVERVIEW



TUCSON'S ECONOMIC IMPACT

The natural beauty of the Sonoran Desert makes Tucson a desirable location for residents and businesses alike.

Tucson is the second-largest city in Arizona with a population of 1,066,578. It is the largest city in Pima County, which totals 1.075 million residents. Located 60 miles from the U.S.-Mexico border, Tucson is expected to grow to 1,077,232 residents by 2028 (1.1 million in Pima County).

The natural beauty of the Sonoran Desert makes Tucson a desirable location for residents and businesses alike. Downtown Tucson is a diverse submarket with a rich cultural heritage that contains a blend of Native American, Spanish, Mexican and Anglo-American influences. Tucson ranks high nationally in various categories including: Top 10 city for export assistance in global trade; Top Southwest city for millennials; Top 5 city for entrepreneurs; and second best city in America to find a job. Tucson is the first North American city to be designated a UNESCO City of Gastronomy. Tucson boasts hundreds of miles of hiking trails, from the Sonoran Desert, to the Sky Islands peaks 9,000 feet above sea level. There are over 40 golf courses, including Omni Tucson National Resort, home of an annual PGA Tour Champions event.

2ND

LARGEST CITY IN
ARIZONA

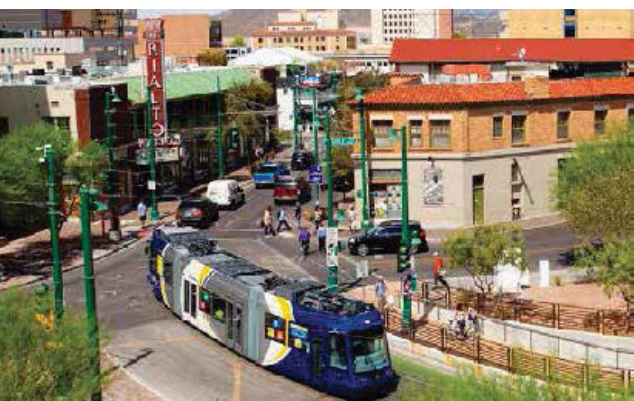
5TH

BEST PLACES TO
RETIRE

6TH

BEST US CITY FOR
GEN-Z

LOCATION OVERVIEW



EDUCATION

The University of Arizona is vital to Tucson and Southern Arizona, having garnered national and international attention. UA brings in more than \$580 million in research investment each year. UA’s enrollment is ±45,000 with numerous branch campuses and learning centers throughout Southern Arizona. Tucson Unified School District is one of the largest in the state, encompassing 229.5 square miles. It serves more than 52,000 students in grades pre-K through 12 at more than 90 schools.

ACCESSIBILITY

Interstate 10 is a major east-west highway connecting Tucson with California, Phoenix, and New Mexico, while Interstate 19 links Tucson to Nogales and the Mexican border through the CANAMEX trade corridor. The Port of Tucson serves as an important inland rail and transportation hub connecting California and Texas. Tucson also operates the Sun Link streetcar system, connecting Downtown Tucson and the University of Arizona through a 3.9-mile route with 24 stops.

MAJOR EMPLOYERS

EMPLOYMENT

Tucson is a growing hub for bioscience, aerospace, optics, technology, and renewable energy. It benefits from strong partnerships between the University of Arizona, research parks, and local industry, supporting advances in precision medicine, defense, engineering, and solar energy.

Known as “Optics Valley,” the city has a strong concentration of optics companies and astronomical research. Its strategic location near Mexico and major western U.S. cities also makes it a key transportation and logistics center.

Tucson’s economy is further supported by education and workforce development from institutions like the University of Arizona and regional colleges. Recent business growth, including companies like Caterpillar, has added high-paying jobs and strengthened the local economy.

SOUTHERN ARIZONA'S PREMIER SPORTS & ENTERTAINMENT DISTRICT

90 AC

PLANNED SPORTS &
ENTERTAINMENT

\$8.3B

PROJECTED NEW
LOCAL SPENDING

92,300

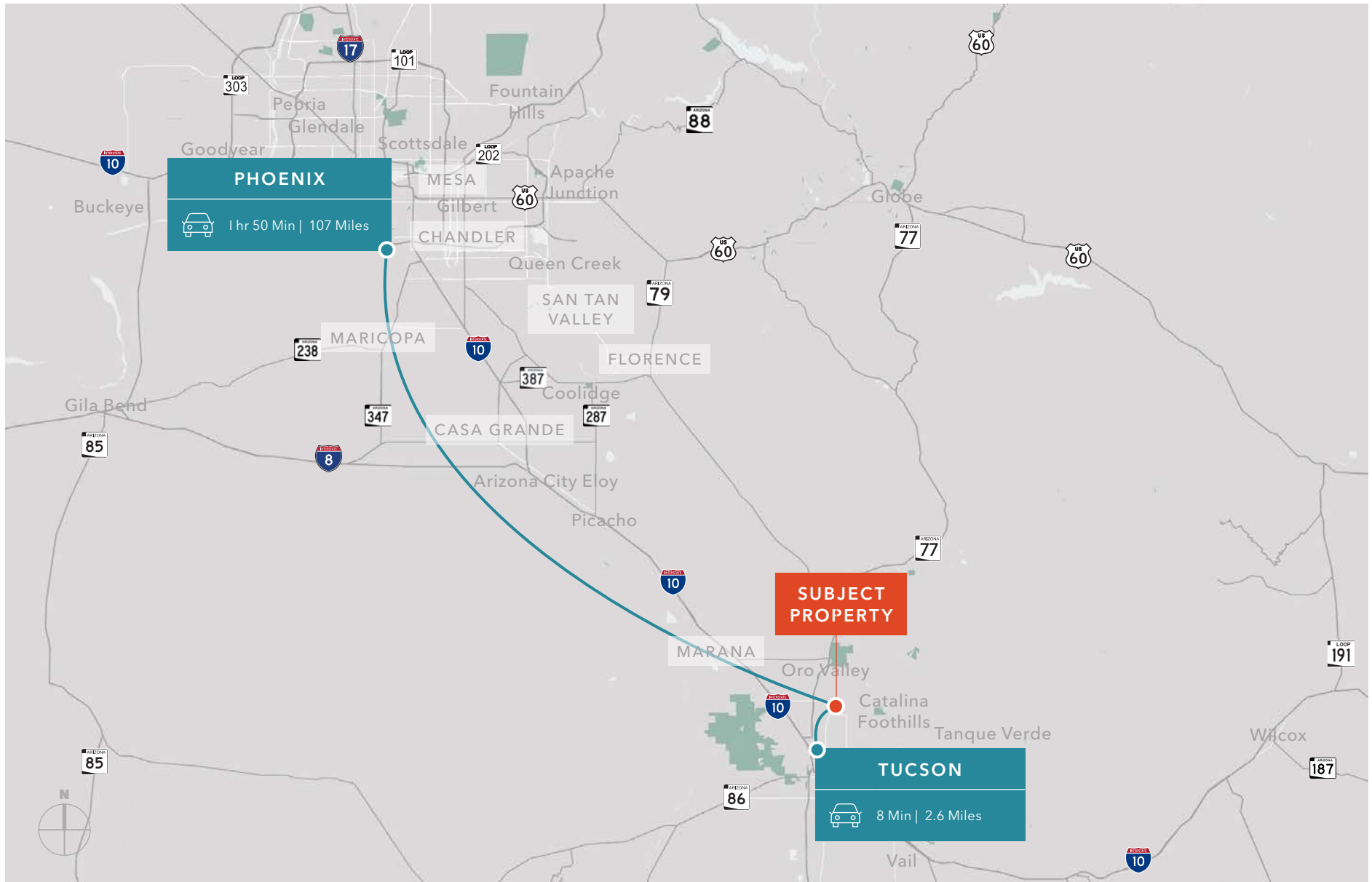
COMMUNITY JOBS
SUPPORTED

*A \$1.1 Billion Privately Funded Destination
Bringing Sports, Entertainment, Dining &
Economic Growth to Tucson, AZ.*

Mosaic Quarter is a transformative sports and entertainment destination taking shape within Tucson's Kino Sports Complex area, bringing world-class athletic facilities, entertainment, dining, and gathering spaces to the region. The multi-phase development is designed to attract regional and national tournaments, visitors, families, and year-round community activity, positioning the area as a premier destination for sports tourism and entertainment.

The project is projected to generate \$8.3 billion in new local spending, \$917.7 million in tax revenue, and support approximately 92,300 community jobs over the term of its Phase 1 development. By creating a major concentration of sports, entertainment, hospitality, and dining activity, Mosaic Quarter is expected to generate significant economic benefits extending well beyond the immediate project site and strengthen the surrounding I-10 corridor as a major employment and commercial hub.

LOCATION OVERVIEW



DEMOGRAPHICS



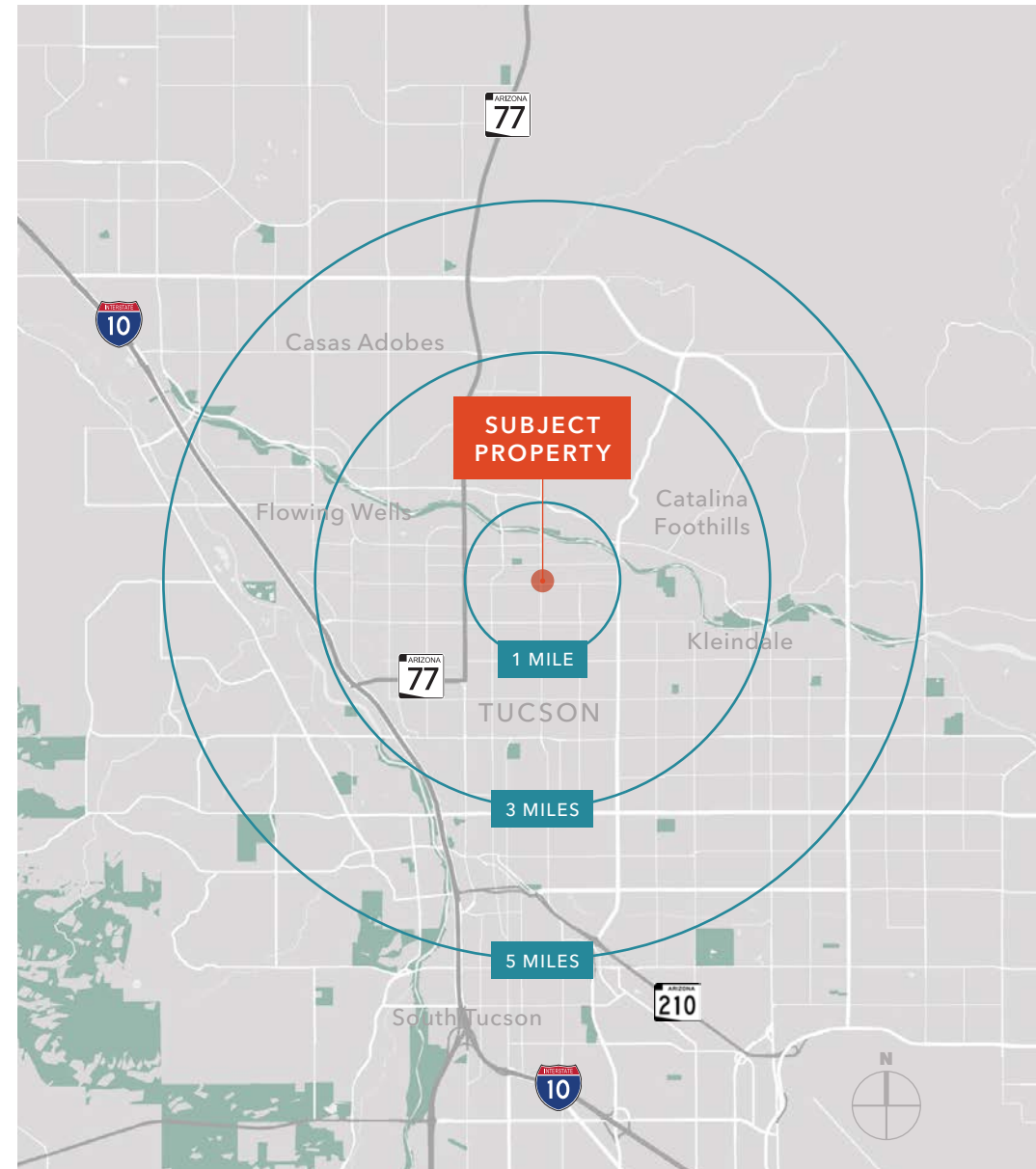
Population

	1 Mile	3 Miles	5 Miles
2010 CENSUS	19,307	105,420	235,220
2020 CENSUS	20,369	106,121	239,474
2026 ESTIMATED	20,050	106,703	242,596
2031 PROJECTED	19,668	104,320	238,438



Household Income

	1 Mile	3 Miles	5 Miles
2026 MEDIAN	\$48,723	\$55,958	\$68,044
2031 MEDIAN PROJECTED	\$46,922	\$54,284	\$66,336
2026 AVERAGE	\$70,519	\$80,102	\$95,205
2031 AVG PROJECTED	\$69,769	\$78,964	\$93,764



THE EDGE IN YOUR MARKET

For nearly 60 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest fully independent commercial real estate firm in the Western US. Today Kidder Mathews has over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Nevada, and Arizona.

COMMERCIAL BROKERAGE

\$9B

AVERAGE ANNUAL TRANSACTION VOLUME

500+

NUMBER OF BROKERS

32.5M+

ANNUAL SF OF LEASES

32.4M+

ANNUAL SF OF SALES

OUR SERVICES

Commercial Brokerage

Asset Services

ASSET SERVICES

54M+ SF

MANAGEMENT PORTFOLIO SIZE

800+

ASSETS UNDER MANAGEMENT

VALUATION ADVISORY

2,700+

AVERAGE ANNUAL ASSIGNMENTS

42/23

TOTAL NO. OF APPRAISERS/MAI'S



SHOPPES AT 1ST & ROGER

Exclusively listed by

JENETTE BENNETT, CCIM

First Vice President

602.513.5113

jenette.bennett@kidder.com

AZ LIC N° 557543000

TYLER GRIFFITH

Associate Vice President

310.906.3282

tyler.griffith@kidder.com

CA LIC N° 02190756

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