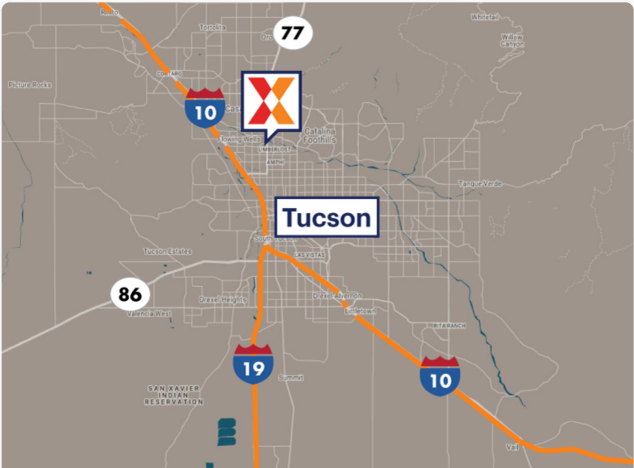
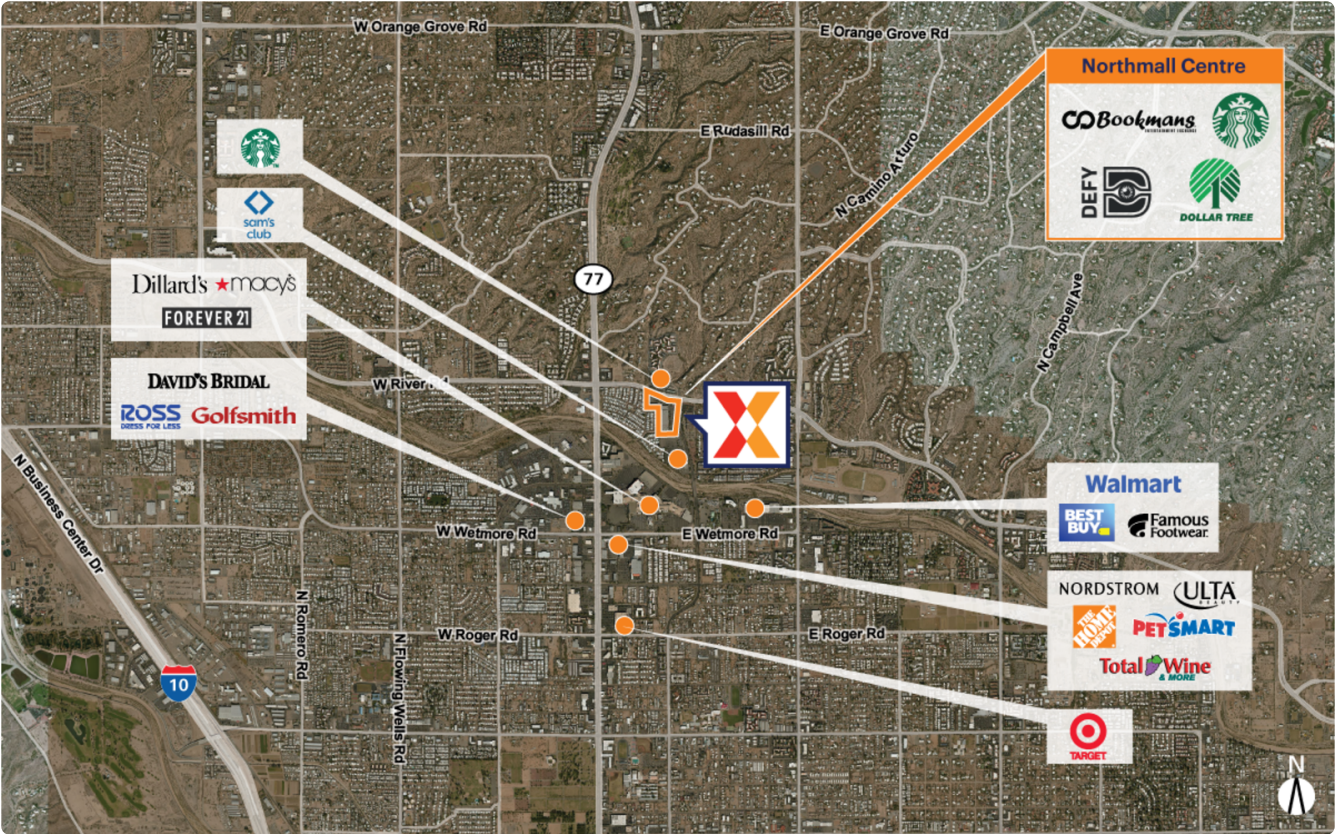


# Northmall Centre

Pima County Tucson, AZ 165,350 Sq Ft

4881 North Stone | Tucson, AZ 85704

32.2938, -110.9720



| Demographics | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------|----------|----------|----------|
| Population   | 11,694   | 94,563   | 224,128  |
| Daytime Pop. | 15,030   | 92,815   | 347,425  |
| Households   | 5,521    | 43,940   | 100,610  |
| Income       | \$75,155 | \$84,087 | \$92,481 |

Source: Synergos Technologies, Inc. 2024

Sam's Club anchored center with top national retailers drawing an estimated 4.6M+ annual visits (Placer.ai, 2025)

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 29K+VPD on North Oracle Rd (Kalibrate, 2025)



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## Available Spaces

OPO 1 0 Sq Ft

## Current Tenants

Space size listed in square feet

|       |                                 |        |
|-------|---------------------------------|--------|
| 01    | Asian 1 Buffet                  | 7,976  |
| 02    | Crossfit 646                    | 4,132  |
| 04    | Big 5 Sporting Goods            | 15,094 |
| 05    | Ace Pickleball Club             | 34,224 |
| 06    | Defy                            | 41,513 |
| 07A   | Bookmans Entertainment Exchange | 20,138 |
| 07B   | Dollar Tree                     | 10,182 |
| 08    | CareMore's Nifty After Fifty    | 18,229 |
| FS1   | Starbucks                       | 2,200  |
| FS2   | Scordato's Pizzeria or Scordat  | 5,997  |
| FS3   | Bag O' Crab                     | 5,665  |
| NAP01 | Sam's Club                      | 0      |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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