









| NORTH/<br>NORTHWEST   | PROP<br>TYPE      | PROPERTY<br>PHOTO   | COMMENTS  | AVAILABLE<br>SQ. FT.  | APPROX<br>RENT/SF                        | ANNUAL<br>NNN/SF     | QR CODE   |
|---|-------------------|---|---|---|--|----------------------|---|
| <b>Marana Marketplace</b><br>3651 W. Orange Grove Rd.<br>Marana/Tucson, AZ<br><br>SEC of River & Orange Grove<br><a href="http://larsenbakerllc.com/MaranaMarketplace">larsenbakerllc.com/MaranaMarketplace</a>                   | RETAIL            |    | Marana Marketplace is located on ±29 acres along I-10 at Orange Grove Rd. Join Sprouts, PetsMart, Michaels, Northwest Urgent Care, Freddy's Steak Burger, Firehouse Subs, AAA, Massage Envy, Conn's, Sports Clips, Smoothie King, Pinkberry, Guitar Center & others at this Power Center. Phases 1 & 2 are complete, and Phase 3 will start soon. | <b>Current Availability:</b><br>±1,200 SF<br><br><b>Future Availability:</b><br>±5,000 to ±45,000 In-Line | From \$18.00<br><br>From \$18.00         | \$5.75<br><br>\$5.75 |    |
| <b>Northwest Design Center</b><br>6431 N. Thornydale Rd.<br>Marana/Tucson, AZ<br><br>N of NWC Orange Grove & Thornydale<br><a href="http://larsenbakerllc.com/NorthwestDesignCenter">larsenbakerllc.com/NorthwestDesignCenter</a> | RETAIL            |    | Northwest Design Center is located close to I-10. Located at one of the busiest intersections in Marana, the project offers great visibility.   | Fully Leased  |  |                      |    |
| <b>Two Oracle</b><br>7315 N. Oracle Rd.<br>Oro Valley/Tucson, AZ<br><br>N of NWC of Ina Rd & Oracle Rd<br><a href="http://larsenbakerllc.com/TwoOraclePlace">larsenbakerllc.com/TwoOraclePlace</a>                                | OFFICE/<br>RETAIL |  <p style="color: red; text-align: center;">ARCHITECT RENDERING</p> <p style="color: red; text-align: center;">NOT TO SCALE SUBJECT TO CHANGE</p> | Oracle Place is located near the premier Ina & Oracle Intersection on the northwest side of town. This project offers incredible traffic counts and visibility. The project is currently being redeveloped. Tenants include Commerce Bank, Jersey Mike's, Purelit Studios, Luxspace Suites, and others.   | New Restaurant Spaces<br>±1,262 to ±9,000<br><br>Office Space<br>±2,100 to ±2,900                         | Call for Pricing<br><br>Call for Pricing |                      |   |
| CENTRAL   | PROP<br>TYPE      | PROPERTY<br>PHOTO   | COMMENTS  | AVAILABLE<br>SQ. FT.  | APPROX<br>RENT/SF                        | ANNUAL<br>NNN/SF     | QR CODE   |
| <b>2500Grant</b><br>2500 E. Grant Rd<br>Tucson, AZ<br><br>SEC of Tucson Blvd. & Grant<br><a href="http://larsenbakerllc.com/2500EGrantRd">larsenbakerllc.com/2500EGrantRd</a>   | RETAIL            |    | Join Snooze Breakfast Eatery and Postino's Wine Cafe at this project. located across the street from the highly successful Fox Restaurant Concept, Culinary Dropout. This project just completed a ground up redeveloped..  | Fully Leased  |  |                      |  |











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| CENTRAL  | PROPERTY TYPE                   | PROPERTY PHOTO  | COMMENTS   | AVAILABLE SQ. FT.  | APPROX RENT/SF   | ANNUAL NNN/SF                                  | QR CODE   |
|--|---------------------------------|---|--|--|--|--|---|
| <p><b>3350-3370 E. Grant Rd</b><br/>Tucson, AZ</p> <p>East of Country Club Rd. &amp; Grant<br/><a href="http://larsenbakerllc.com/3350EGrantRd">larsenbakerllc.com/3350EGrantRd</a></p>  | SCHOOL/<br>OFFICE/<br>MEDICAL   |    | Located on one of Tucson's major East/West corridors. The former campus of Pima Medical Institute offers great identity and is convenient to public transportation. It offers a 6/1,000 SF parking patio, covered parking, easy access and is built out for education uses.  | ±22,168 (Divisible)<br>Purchase Price \$1,995,000  | \$10.00  | \$3.85   |    |
| <p><b>Riverfront Village</b><br/>730 E. Wetmore Ave.<br/>Tucson, AZ</p> <p>NEC of First &amp; Wetmore<br/><a href="http://larsenbakerllc.com/RiverfrontVillage">larsenbakerllc.com/RiverfrontVillage</a></p>   | RETAIL/<br>OFFICE/<br>WAREHOUSE |    | Join Starbucks at this location at the Tucson Mall trade area. Area tenants include: Wal-Mart, Best Buy, Office Max, Petco, Aaron's Rents, Dillard's, Macy's Sears, Nordstrom Rack, Home Depot, Target, & more!  | ±640 to ±2,757<br>New building opportunity to be located behind the retail stores  | From \$15.00   | \$3.50   |    |
| <p><b>Tucson Place Shopping Center</b><br/>405-635 E. Wetmore Rd &amp;<br/>4485 N First Ave<br/>Tucson, AZ</p> <p>On Wetmore Rd between<br/>Stone &amp; 1st Ave<br/><a href="http://larsenbakerllc.com/TucsonPlace">larsenbakerllc.com/TucsonPlace</a></p> | RETAIL                          |   | Located near Tucson Mall, a ±274,000 sq. ft. regional mall. Tenants at this established power center include Wal-Mart, Office Max, Best Buy, Famous Footwear, Sally Beauty Supply, Bealls Outlet, Ace Hardware and more. This premier center offers tremendous traffic counts and great ingress/egress. Zoned C-3. | <p><b>In-Line Space</b><br/>±2,100<br/>±2,476<br/>(Combinable to ±4,576)<br/>±3,057</p> <p><b>PAD Space</b><br/>±2,567<br/>(Former Restaurant)</p> <p><b>New PAD Space Opportunity</b><br/>Up to ±4,000 SF of building on<br/>±35,645 SF of land<br/>Ground Lease/Purchase</p> | From \$18.00<br>From \$18.00<br>From \$18.00<br>From \$20.00<br>CALL | \$4.87<br>\$4.87<br>\$4.87<br>\$8.00<br>\$8.00 |  |
| <p><b>Wetmore Plaza</b><br/>4301-4365 N. Oracle Rd..<br/>Tucson, AZ</p> <p>SWC of Oracle Rd. &amp; Wetmore Rd<br/><a href="http://larsenbakerllc.com/WetmorePlaza">larsenbakerllc.com/WetmorePlaza</a></p>   | RETAIL                          |  | This project is located across the street from the Tucson Mall, Home Depot, Nordstrom's Rack, JoAnn's, & PetSmart! Join Men's Wearhouse, Wendy's, Ideal Image, Vitamin Shoppe, Buffalo Wild Wings and CVS Pharmacy at this Project.  | Fully Leased   |  |  |  |











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|---|--------------------|---|--|--|--|--|---|
| <p><b>22nd &amp; Craycroft</b><br/>8140-8178 E. 22nd St.<br/>Tucson, AZ</p> <p>NWC of 22nd &amp; Craycroft<br/><a href="http://larsenbakerllc.com/22ndandCraycroft">larsenbakerllc.com/22ndandCraycroft</a></p> | RETAIL/<br>OFFICE  |    | Located on 22nd and Craycroft, this center offers easy ingress/egress in a high traffic center. This center is located near Davis Monthan AFB. A complete façade remodel has recently been completed.                                      | Fully Leased   |  |  |    |
| <p><b>40 North Swan</b><br/>Tucson, AZ</p> <p>NEC of Broadway &amp; Swan<br/><a href="http://larsenbakerllc.com/40NSwan">larsenbakerllc.com/40NSwan</a></p>   | OFFICE             |    | Forty North Swan Office Plaza is a ± 29,000 SF Office Building. Join Pima Medical Institute in this remodeled office complex. Great accessibility to amenities.  | ±846<br>± 3,075  | From \$20.00<br>From \$20.00                                 | Full Service Less<br>Janitorial<br>Full Service Less<br>Janitorial |    |
| <p><b>4801 E. Broadway</b><br/>Tucson, AZ</p> <p>Broadway Blvd, East of Swan<br/><a href="http://larsenbakerllc.com/4801EBroadway">larsenbakerllc.com/4801EBroadway</a></p>                                     | OFFICE             |   | Located along one of Tucson's major East/West corridors. Landmark Class A building with great identity. Convenient to public transportation. Abundant parking. Great accessibility to amenities Easy Access. High profile location.        | <b>Tower</b><br>±960 (1st Floor)<br>±1,605 (5th Floor)<br>±3,726 (5th Floor)<br>±4,912 (1st Floor) (Divisible) | From \$20.00<br>From \$22.00<br>From \$22.00<br>From \$20.00 | Full Service<br>Full Service<br>Full Service<br>Full Service       |    |
| <p><b>Circle Plaza</b><br/>7102-7290 E Broadway Blvd<br/>Tucson, AZ</p> <p>SEC Broadway Blvd. &amp; Kolb Rd.<br/><a href="http://larsenbakerllc.com/CirclePlaza">larsenbakerllc.com/CirclePlaza</a></p>         | RETAIL             |  | This power center is anchored by Natural Grocer. Other tenants include Michael's, Ross Dress for Less, Starbucks, Home Goods, Freddy's Steakhburgers, Skechers, Hooters & Lane Bryant.   | <b>PAD Space</b><br>±1,000<br>(Former Hair Salon)<br><b>In-Line Space</b><br>±5,091                            | From \$20.00<br>From \$16.00                                 | \$6.00<br>\$3.99   |  |
| <p><b>Craycroft Plaza</b><br/>1011 N. Craycroft Rd.<br/>Tucson, AZ</p> <p>S of SWC Speedway &amp; Craycroft<br/><a href="http://larsenbakerllc.com/CraycroftPlaza">larsenbakerllc.com/CraycroftPlaza</a></p>    | OFFICE/<br>MEDICAL |  | This office space is centrally located and minutes away from Tucson Medical Center. The complex is located near one off the busiest intersections in Tucson with close public transportation. Perfect for medical or general office space. | ±837   | From \$10.00   | \$5.93   |  |

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|---|----------------------------------|---|--|---|---|---|---|
| <p><b>Camino Seco Business Park</b><br/>150 S. Camino Seco<br/>Tucson, AZ</p> <p>S of SWC Broadway Blvd &amp; Camino Seco<br/><a href="http://larsenbakerllc.com/CaminoSeco">larsenbakerllc.com/CaminoSeco</a></p>                  | RETAIL/<br>OFFICE/<br>INDUSTRIAL |    | Camino Seco Business Park is conveniently located on Tucson's Eastside on Camino Seco just south of Broadway Blvd. The available spaces have a mixture of offices and offices with warehouse and rollup doors. All offices are air conditioned. The project offers abundant parking, a great eastside location and is zoned C-2. | Fully Leased  |   |   |    |
| <p><b>Crossroads Festival</b><br/>4811 E. Grant Rd.<br/>Tucson, AZ</p> <p>NEC Grant Rd &amp; Swan Rd<br/><a href="http://larsenbakerllc.com/CrossroadsFestival">larsenbakerllc.com/CrossroadsFestival</a></p>                       | RETAIL                           |    | A Tucson tradition. Tenants include Bed Bath & Beyond, Starbucks, T-Mobile, Smashburger, Verizon Wireless, Panera Bread, Roadhouse Cinema, Grant Road Dentistry and Fry's Food & Drug.   | <p><b>Retail Space</b><br/>±1,394 (former Hair Salon)<br/>±1,910</p> <p><b>Office Space</b><br/>±1,031<br/>±1,574</p> | <p>From \$20.00<br/>From \$20.00</p> <p>From \$16.00<br/>From \$16.00</p> | <p>From \$5.15<br/>From \$5.15</p> <p>Modified Gross<br/>Modified Gross</p> |    |
| <p><b>Frontier Village</b><br/>3933 E. Pima St.<br/>Tucson, AZ</p> <p>NWC of Pima St &amp; Alvernon Way<br/><a href="http://larsenbakerllc.com/FrontierVillage">larsenbakerllc.com/FrontierVillage</a></p>                          | RETAIL/<br>OFFICE/<br>MEDICAL    |   | Located on the NEC of Pima St & Alvernon Way as a signalized intersection. This project offers great visibility and easy Ingress/Egress.   | <p><b>Retail Space</b><br/>±600<br/>±1,200</p> <p><b>Medical Office</b><br/>± 1,500<br/>(Combinable to ± 2,700)</p>   | <p>From \$12.00<br/>From \$12.00</p> <p>From \$12.00</p>                  | <p>From \$4.13<br/>From \$4.13</p> <p>From \$4.13</p>                       |   |
| <p><b>Plaza at Williams Centre</b><br/>53302-5480 E. Broadway Blvd<br/>Tucson, AZ</p> <p>SWC of Broadway Blvd &amp; Craycroft<br/><a href="http://larsenbakerllc.com/PlazaWilliams">larsenbakerllc.com/PlazaWilliams</a></p>        | RETAIL                           |  | The Plaza at Williams Centre is one of Tucson's premier center. Tenants include First Watch Café, Olive Garden, FedEx/Kinko's, Pita Jungle, Jos A. Banks, Sleep America and others   | <p>±2,669 (Divisible)<br/>± 3,470 (Divisible)</p> <p><b>Pad Space</b><br/>± 4,123</p>                                 | <p>From \$16.00<br/>From \$16.00</p> <p>From \$25.00</p>                  | <p>From \$6.86<br/>From \$6.86</p> <p>From \$6.86</p>                       |  |
| <p><b>Speedway Craycroft Plaza</b><br/>5460 E Speedway Blvd.<br/>Tucson, AZ</p> <p>SWC of Speedway &amp; Craycroft<br/><a href="http://larsenbakerllc.com/SpeedwayCraycroftPlaza">larsenbakerllc.com/SpeedwayCraycroftPlaza</a></p> | RETAIL/<br>OFFICE                |  | Join Domino's Pizza, Subway, Title Max and others at one of the highest volume intersections in Tucson. This project offers great visibility at one of the highest volume intersections in Tucson.   | Fully Leased  |   |   |  |









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|--|-------------------------------|---|---|--|--|--|---|
| <p><b>Speedway &amp; Pantano Square</b><br/>7910-7960 E. Speedway Blvd.<br/>Tucson, AZ</p> <p>SEC of Speedway &amp; Pantano<br/><a href="http://larsenbakerllc.com/SpeedwayPantanoSquare">larsenbakerllc.com/SpeedwayPantanoSquare</a></p> | RETAIL/<br>OFFICE             |    | This center is located in Tucson's fast growing east side. Join Jack in the Box, Arby's, Frank's Sports Bar & Grill, and Firestone in this prime retail center.   | PAD Space <b>COMING SOON</b><br>±2,300   | From \$30.00   | \$7.00                                   |    |
| <p><b>22nd Street AutoCare</b><br/>8150 E. 22nd St<br/>Tucson, AZ</p> <p><a href="http://larsenbakerllc.com/22ndStreetAutomall">larsenbakerllc.com/22ndStreetAutomall</a></p>  | RETAIL/<br>OFFICE             |    | This auto related property is located on 22nd Street just East of Pantano Rd. Join D&D Auto Performance and others.   | Fully Leased   |  |  |    |
| NORTHEAST  | PROPERTY TYPE                 | PROPERTY PHOTO  | COMMENTS  | AVAILABLE SQ. FT.  | APPROX RENT/SF                                       | ANNUAL NNN/SF                            | QR CODE   |
| <p><b>Bear Canyon Shopping Center</b><br/>8963 E. Tanque Verde<br/>Tucson, AZ</p> <p><a href="http://larsenbakerllc.com/BearCanyon">larsenbakerllc.com/BearCanyon</a></p>  | RETAIL/<br>OFFICE/<br>MEDICAL |   | Bear Canyon Shopping Center is located in the heart of the Tanque Verde Valley, one of the highest-income areas of Tucson. Join Goodwill Superstore, Rocks & Ropes, & Curves at this premiere center. This project is co-listed with Pete Villaescusa of CBRE. Pete can be reached at 520-323-5112. | ±1,950<br>±2,750 (Former Restaurant)<br>Combinable to ±4,700                               | From \$12.00<br>From \$12.00                         | \$3.76<br>\$3.76                         |  |
| SOUTH  | PROPERTY TYPE                 | PROPERTY PHOTO  | COMMENTS  | AVAILABLE SQ. FT.  | APPROX RENT/SF                                       | ANNUAL NNN/SF                            | QR CODE   |
| <p><b>Butterfield Technology Center</b><br/>4775 S Butterfield Drive<br/>Tucson, AZ</p> <p><a href="http://larsenbakerllc.com/ButterfieldBusinessPark">larsenbakerllc.com/ButterfieldBusinessPark</a></p>                                  | INDUSTRIAL                    |  | The Butterfield Technology Center is located at 4775 S. Butterfield Drive. This project is located in the Butterfield Business Park. This project is located 10 minutes away from Interstate 10, Tucson International Airport, and the University of Arizona.                                       | Available Warehouse Space:<br>±5,551<br><br>Available Office/Call Center Space:<br>±30,000 | From .72¢<br>Per Month<br><br>From .75¢<br>Per Month | Modified Gross<br><br>.34 ¢<br>Per Month |  |









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|---|----------------------------------|---|--|---|----------------------------|----------------------|---|
| <p><b>Kino Plaza</b><br/>Tucson, AZ</p> <p>NWC of Kino &amp; Benson<br/>This property is a new development<br/><a href="http://larsenbakerllc.com/KinoPlaza">larsenbakerllc.com/KinoPlaza</a></p> | RETAIL/<br>OFFICE/<br>INDUSTRIAL |    | Kino Plaza is a proposed project located on the northwest corner of Kino Parkway and Benson Highway. This ±8.6 acre site is located on a highly visible stoplight corner and a 1/2 mile from The Bridges, the new University of Arizona Technology Park. Pad and build to suit sites available. Zoned C-2.       | Available for Sale/Lease<br>or Build to Suit<br><br>±1,200 to ±40,000 Shop Space<br><br>±1,000 to ±10,000 Pad Space                 | Call for Pricing           | New Develop-<br>ment |    |
| <p><b>Kolb &amp; Valencia Center</b><br/>Tucson, AZ</p> <p>SEC of Kolb Rd &amp; Valencia Rd<br/><a href="http://larsenbakerllc.com/KolbValencia">larsenbakerllc.com/KolbValencia</a></p>          | RETAIL/<br>OFFICE/<br>INDUSTRIAL |    | Kino & Valencia Center is a 6.6 acre site located near the Amazon distribution center. It is near many major daytime employment hubs including Davis Monthan Air Force Base, The University of Arizona Science & Tech Park. Great Access to I-10 & Tucson International Airport. It is Zoned C-1.                | Purchase, Ground Lease,<br>or Build to Suit<br>Ideal for PAD, Restaurant,<br>or Hotel Site<br><br>Various Sizes<br>Call for Details |                            |                      |    |
| WEST  | PROPERTY TYPE                    | PROPERTY PHOTO  | COMMENTS   | AVAILABLE SQ. FT.   | APPROX RENT/SF             | ANNUAL NNN/SF        | QR CODE   |
| <p><b>St. Mary's Village Center</b><br/>1305 W. St. Mary's Rd.<br/>Tucson, AZ</p> <p><a href="http://larsenbakerllc.com/St.MarysVillageCenter">larsenbakerllc.com/St.MarysVillageCenter</a></p>   | RETAIL/<br>OFFICE/<br>MEDICAL    |   | St. Mary's Village Center is located on St. Mary's Rd. just east of St. Mary's Hospital. Join Papa John's, H&R Block, First Chiropractic and others at this project.   | Fully Leased  |                            |                      |  |
| BISBEE  | PROPERTY TYPE                    | PROPERTY PHOTO  | COMMENTS   | AVAILABLE SQ. FT.   | APPROX RENT/SF             | ANNUAL NNN/SF        | QR CODE   |
| <p><b>Bisbee Plaza</b><br/>101 S. Naco Highway<br/>Bisbee, AZ</p> <p>SEC of S. Naco Hwy &amp; AZ-92<br/><a href="http://larsenbakerllc.com/BisbeePlaza">larsenbakerllc.com/BisbeePlaza</a></p>    | RETAIL/<br>OFFICE/<br>MEDICAL    |  | Bisbee Plaza is located in the heart of Bisbee's Commercial district and is located just a few minutes from Old Town Bisbee, Naco & Douglas. Anchored by Safeway and Family Dollar, tenants include American SW Credit Union, H&R Block, Chinaland Restaurant and PizzaRama. Retail, and office spaces available | ± 1,800 Office/Retail<br>± 1,200 Office/Retail  | From \$9.00<br>From \$9.00 | \$1.71<br>\$1.71     |  |

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| CASA GRANDE  | PROPERTY TYPE                 | PROPERTY PHOTO  | COMMENTS   | AVAILABLE SQ. FT.  | APPROX RENT/SF  | ANNUAL NNN/SF                            | QR CODE   |
|--|-------------------------------|---|--|--|---|--|---|
| <b>Tri Valley Plaza</b><br>1325 E. Florence Blvd.<br>Casa Grande, AZ<br><br>SEC of Florence & Colorado<br><a href="http://larsenbakerllc.com/TriValleyPlaza">larsenbakerllc.com/TriValleyPlaza</a> | RETAIL                        |    | Join Goodwill Superstore, Planet Fitness, Jimmy Johns, Jo-Ann Fabrics and Mattress Firm in this ±122,000 sq.ft. project located in the heart of Casa Grande. Area retailers include Fry's Food Store, Wal-Mart, Dollar Tree, Office Max, Home Depot, Lowe's Home Improvement and others. | Fully Leased   |   |  |  |
| SIERRA VISTA   | PROPERTY TYPE                 | PROPERTY PHOTO  | COMMENTS   | AVAILABLE SQ. FT.  | APPROX RENT/SF  | ANNUAL NNN/SF                            | QR CODE   |
| <b>Cochise Plaza</b><br>2363 E. Fry Blvd.<br>Sierra Vista, AZ<br><br>NEC of Fry Blvd & Coronado<br><a href="http://larsenbakerllc.com/CochisePlaza">larsenbakerllc.com/CochisePlaza</a>            | RETAIL/<br>OFFICE/<br>MEDICAL |    | This premier center is located in the heart of Sierra Vista. Tenants include Goodwill Superstore and Rookies. Retail, and office spaces available.   | ± 1,050 Office/Retail<br>± 1,146 Office/Retail<br>(Combinable to ±2,196)<br>± 1,594 Office<br>±,2,162  | From \$12.00<br>From \$12.00<br><br>From \$12.00<br>From \$12.00                      | \$4.81<br>\$4.81<br><br>\$4.81<br>\$4.81 |  |
| FOR SALE   | PROPERTY TYPE                 | PROPERTY PHOTO  | COMMENTS   | OFFERING TERMS   | QR CODE   |  |   |
| <b>Craycroft Plaza</b><br>1011 N. Craycroft Rd.<br>Tucson, AZ<br><br>S of SWC Speedway & Craycroft<br><a href="http://larsenbakerllc.com/CraycroftPlaza">larsenbakerllc.com/CraycroftPlaza</a>     | OFFICE/<br>MEDICAL            |  <p><small>FOR SALE: Craycroft Plaza<br/>7611 N. Craycroft Rd<br/>Tucson, Arizona</small></p> <p><small>Office Investment<br/>CAP Rate 8.25%<br/>98% Leased</small></p> | This office investment is centrally located and minutes away from Tucson Medical Center and St' Joseph's hospitals. The project consists of ±27,072 SF and is 98% occupied. The complex is located near one off the busiest intersections in Tucson with close public transportation.    | <b>Offering Price \$3,195,000</b><br><b>Price Per SF \$118.00</b><br><b>NOI (2020 est) \$264,695</b><br><b>Cap Rate 8.25%</b><br><b>Occupancy 96.91%</b> |  |  |   |
| <b>3350-3370 E. Grant Rd</b><br>Tucson, AZ<br><br>East of Country Club Rd. & Grant<br><a href="http://larsenbakerllc.com/3350EGrantRd">larsenbakerllc.com/3350EGrantRd</a>                         | SCHOOL/<br>OFFICE/<br>MEDICAL |    | Located on one of Tucson's major East/West corridors. The former campus of Pima Medical Institute offers great identity and is convenient to public transportation. It offers a 6/1,000 SF parking patio, covered parking, easy access and is built out for education uses.              | <b>±22,168</b><br><b>Purchase Price \$1,995,000</b>  |  |  |   |

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