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**J.G. Plaza West**  
**5975 W. Western Way Circle**  
**Tucson, AZ**

Suite	Tenant	Available Sq. Ft.	Rent	Rent Type
103/104	Southwest Gun & Gold			
105/106/107	Brat's Bar & Grill			
<b>108</b>	<b>Available</b>	<b>840</b>	<b>\$14.00 PSF</b>	<b>Modified Gross</b>
109	JJ Cooper's Diner			
110	Queen Donut			
111/112/113	Tina's Country Market			
113/114/115	House of Cheng			
<b>116</b>	<b>Available</b>	<b>1200</b>	<b>\$14.00 PSF</b>	<b>Modified Gross</b>
117/118	Top Hat Estate Sale			
<b>119</b>	<b>Available</b>	<b>800</b>	<b>\$14.00 PSF</b>	<b>Modified Gross</b>

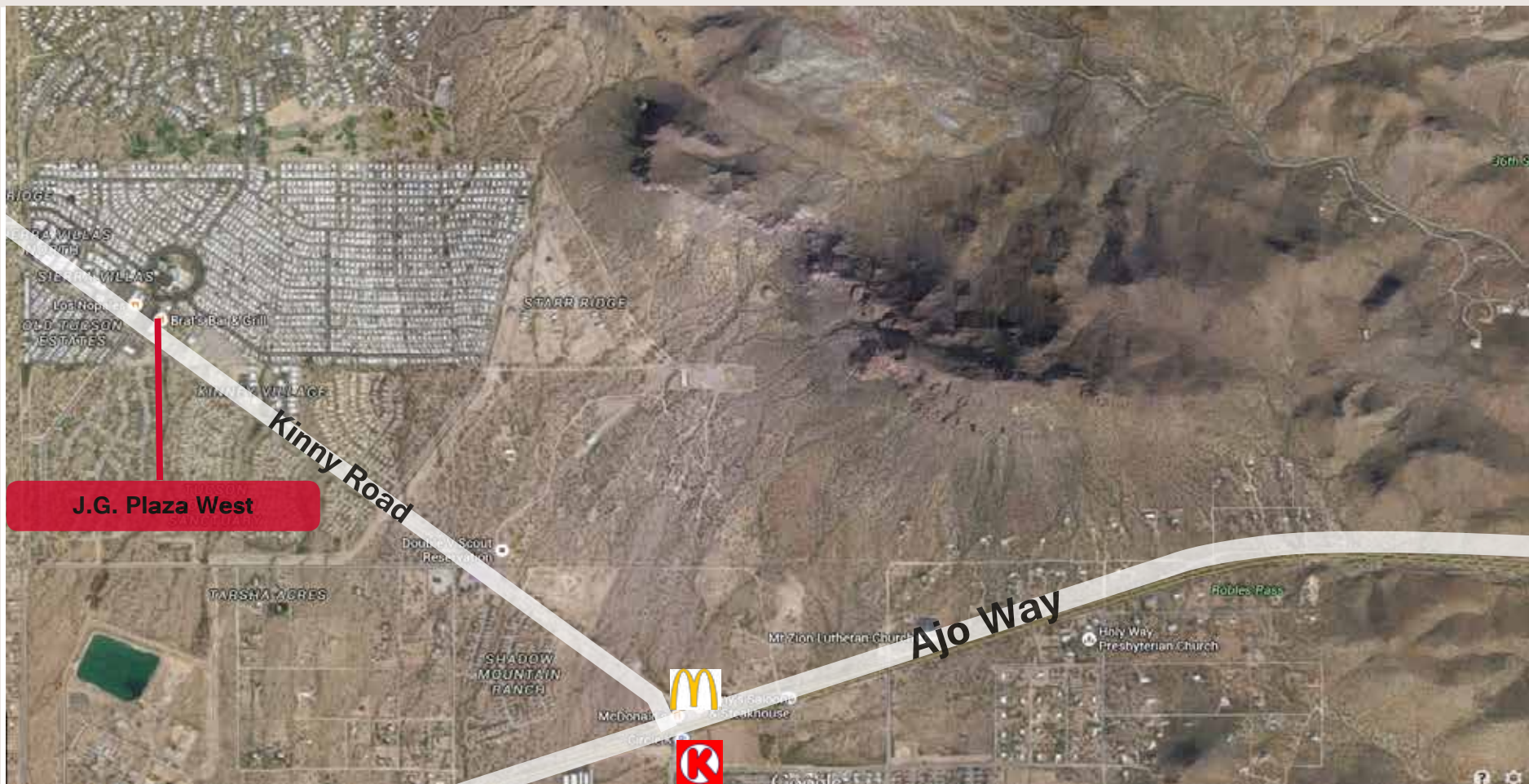
**Property Highlights**

- Captive Surrounding residential community
- Excellent existing monument sign with additional building signage
- Signalized intersection - entrance into Tucson Estates
- CB-2 zoning, Pima County

*Exclusively Represented by:*  
**Tucson Realty & Trust Co.**  
**Frank Arrotta** C. 520.465.5291  
O. 520.577.7000

that we are certain here has been obtained from the owner of the property or other source We have no reason to doubt its accuracy, but do not guarantee it.

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**Surrounding Area Businesses:**

- Circle K
- Dollar General
- Family Dollar
- McDonalds
- Bank of the West
- Tucson Estates Hardware

**Attractions in the area:**

- Old Tucson Studios
- Arizona-Sonora Desert Museum
- Double V Boy Scout Reservation
- Tucson Mountain Park Rifle & pistol Range

Demographics 2015 (Source-CoStar):	1-Mile	3-Mile	5-Mile
Population:	5,588	15,685	51,566
Avg. HH Income:	\$54,682	\$56,208	\$57,911

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