

# FOR LEASE

## Lifestyle Retail Center



## SEC Badura & Tenaya

### Pads, Shops and Anchor Space Available

The Arroyo will be home to over 1.5 million s.f. of retail space, and over 3 million s.f. of office and industrial space. Not only will this master-planned development service these businesses, it will also service nearby communities, such as Rhodes Ranch, Coronado Ranch, Nevada Trails and Southern Highlands. With excellent freeway access, The Arroyo is sure to become "THE" shopping destination for the burgeoning southwest valley.

#### DEMOGRAPHICS (2006 ESTIMATE)

Population:	Average HH Income:
3 Miles: 56,524	3 Miles: \$87,702
5 Miles: 152,294	5 Miles: \$74,722

#### TRAFFIC COUNTS (2006 ESTIMATES)

I-215 between Decatur & I-15: 138,000

For more information Please Call  
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THE ARROYO

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[www.TheArroyo.com](http://www.TheArroyo.com)

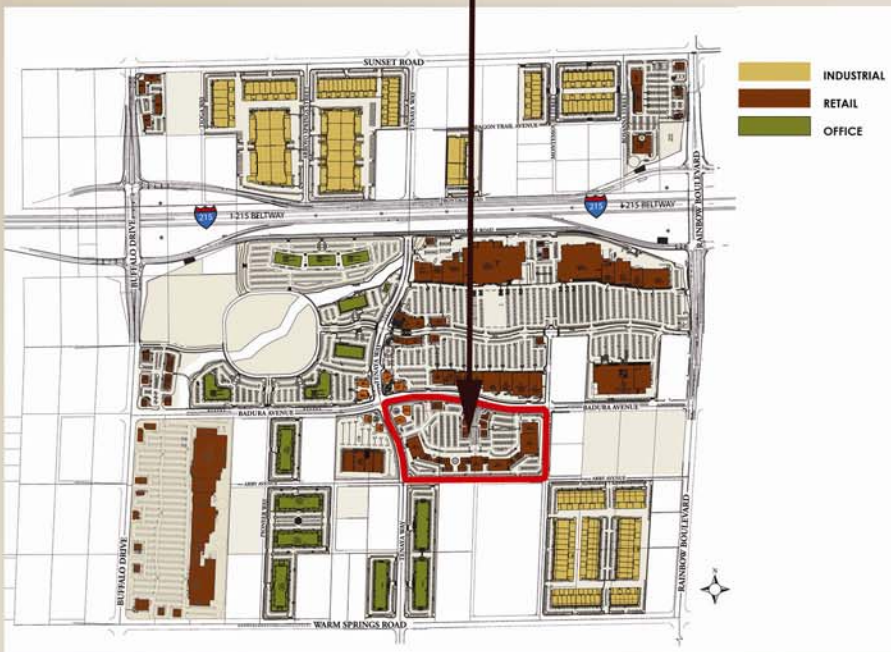
Property Information

± 932,752 sf Gross Land Area  
 ± 2141 Acres (Gross)  
 ± 871,886 sf Net Land Area  
 ± 20.02 Acres (Net)  
 197,682 sf Total Building Area  
 341/1 (2267%) Floor Area Ratio (FAR)  
 1140 Stalls Total Parking Provided  
 791 Stalls Total Parking Required  
 5.77 Stalls/1000 sf Parking Ratio

The parking required calculations are based upon the following:  
 Retail: 4/1000



**north** PRELIMINARY - NOT FOR CONSTRUCTION  
 THIS PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE SURVEY. IT IS CONCEPTUAL IN NATURE AND NO GUARANTEE OF ITS ACCURACY IS IMPLIED.  
 SCALE: 1" = 125' 0"



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