

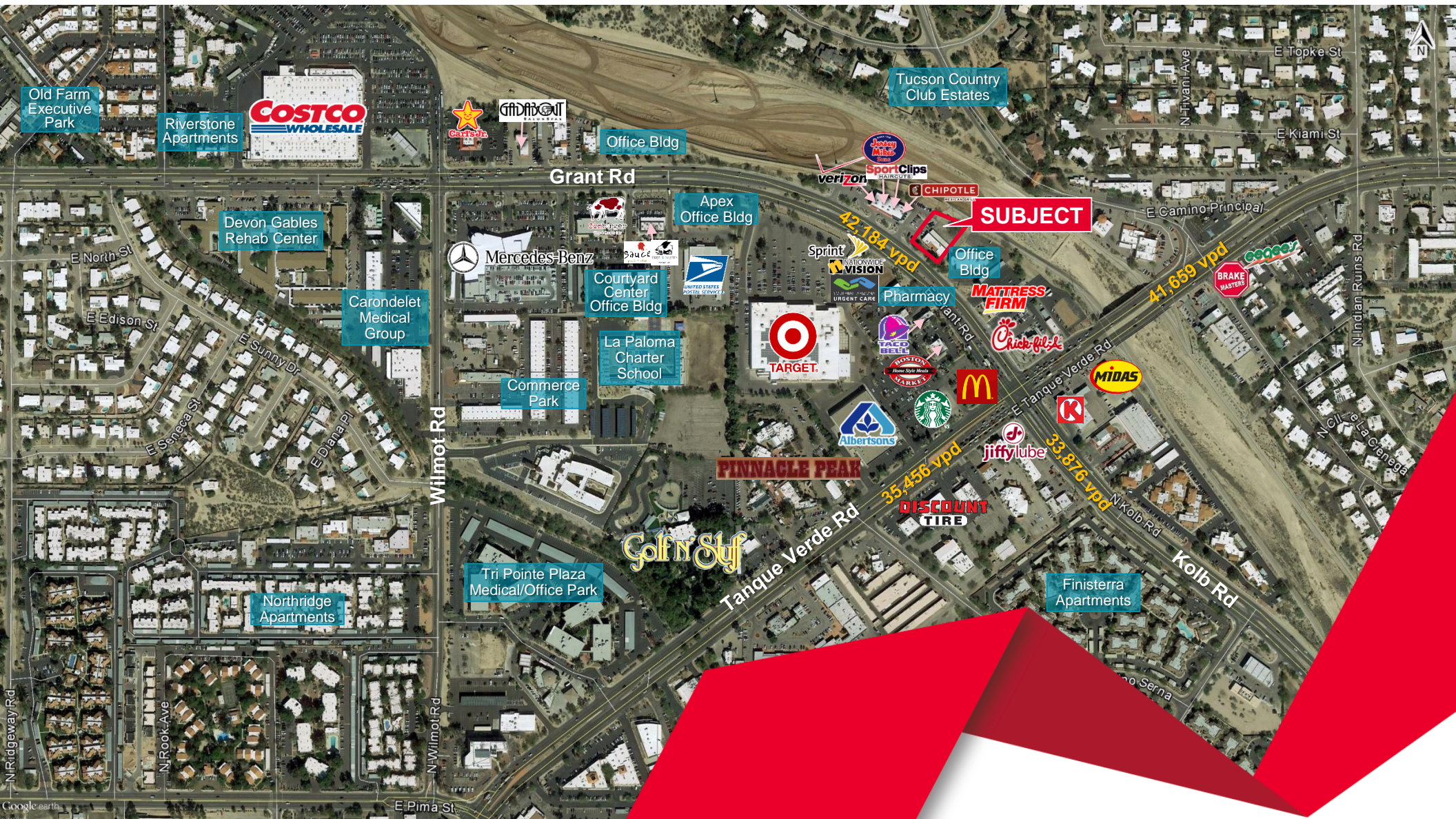
# 6565 E. GRANT ROAD

TANQUE VERDE RD & GRANT RD, TUCSON, AZ



Redevelopment PAD or Existing Building Available

WE ARE  
THE CENTER  
OF RETAIL



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PICOR.COM





# 6565 E. GRANT ROAD

TANQUE VERDE RD & GRANT RD, TUCSON, AZ

## BUILDING SIZE

±4,500 SF

## PARCEL SIZE

±24,833 SF

## ZONING

C-1, City of Tucson

## TRAFFIC COUNTS

Grant Road: 42,184 VPD

Tanque Verde Rd: 41,659 VPD

## NEIGHBORING TENANTS

Target, Albertson's, Chipotle, Southern Arizona Urgent Care, Mattress Firm, Chick-fil-A, McDonald's, Costco, Zinburger, Sauce, & More

## COMMENTS

- Excellent visibility and access
- Convenient eastside location
- Across from Target and Albertsons



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION



TOTAL RETAIL  
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	9,503	\$60,294	10,349	\$114 M
3 Miles	89,645	\$63,456	64,253	\$1.05 B
5 Miles	245,369	\$63,940	109,274	\$2.69 B





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AERIAL



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## CONCEPTUAL SITE PLAN

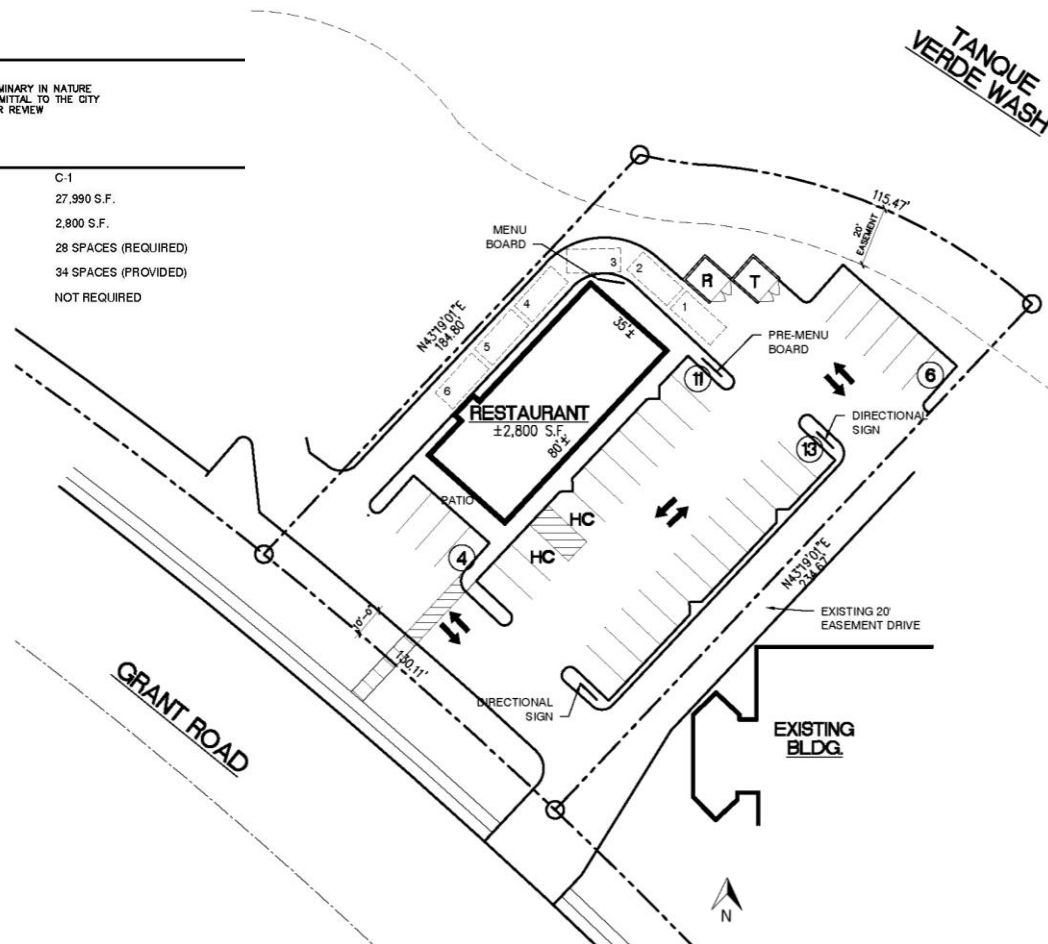
### 1 SITE PLAN

SCALE: 1"=40'-0"

NOTE: THIS SITE PLAN IS PRELIMINARY IN NATURE AND IS SUBJECT TO SUBMITTAL TO THE CITY OF TUCSON FOR FURTHER REVIEW

#### SITE DATA

ZONING:	C-1
SITE AREA:	27,990 S.F.
BUILDING S.F.:	2,800 S.F.
PARKING:	28 SPACES (REQUIRED) 34 SPACES (PROVIDED)
LOADING ZONE:	NOT REQUIRED







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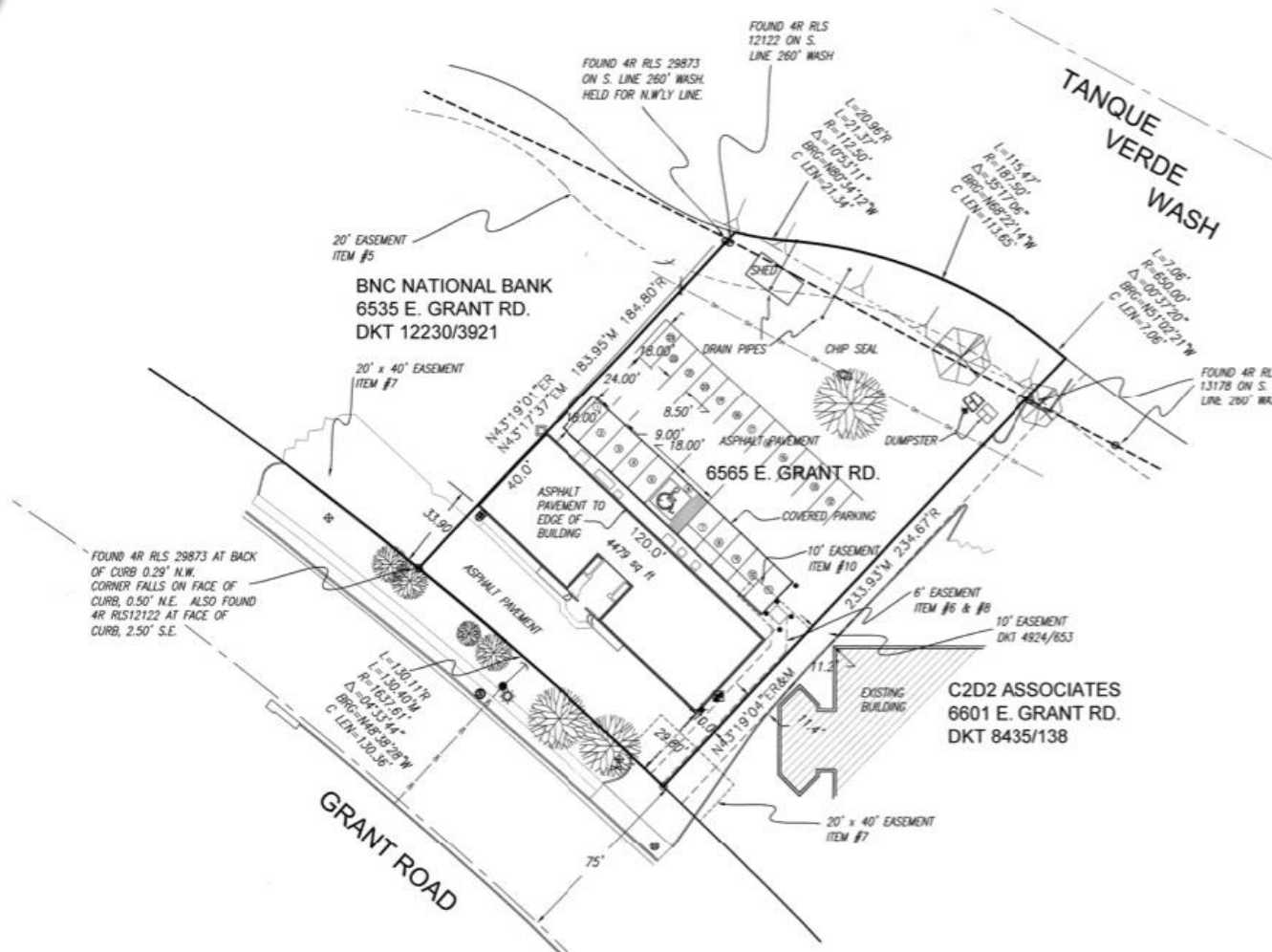


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## EXISTING SITE PLAN



**PARKING SPACES:**  
4479 SF. / 200 SF. = 22 PARKING SPACES  
REQUIRED  
23 SPACES TOTAL  
1 HANDICAPPED SPACE  
NO LOADING ZONE PROVIDED ON  
ORIGINAL PLAN.  
DUMPSTERS EXISTING

### LEGEND

- POST/BARRICADE
- GAS METER
- ANCHOR BOLT
- CLEAN OUT
- COMMUNICATIONS BOX
- STREET LIGHT
- PULL BOX
- SEWER MANHOLE
- SPIGOT
- ELECTRIC TRANSFORMER
- UTILITY POLE
- UTILITY POLE W/ RISER
- WATER METER
- WATER VALVE
- FENCE
- OH — OVERHEAD UTILITIES