

NWC 22nd ST & HOUGHTON RD

10275 E. 22ND STREET, TUCSON, AZ 85748



For Lease | Freestanding Building

WE ARE
THE CENTER
OF RETAIL

YOUR SIGN HERE

A photograph of a single-story commercial building with a brown roof and two satellite dishes. A white rectangular box with the text 'YOUR SIGN HERE' is overlaid on the front of the building. Two dark pickup trucks are parked in the lot in front of the building. In the background, there are mountains under a clear sky. A large red geometric graphic is in the bottom right corner of the image.

Aaron LaPrise / alaprise@picor.com / +1 520 546 2770
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AVAILABLE

±2,200 SF Freestanding
Building

PARCEL SIZE

±22,366 SF

LEASE RATE

\$3,600/ Month/ MG

COMMENTS

- Located on signalized, hard corner
- NWC captures “going-to-work” traffic on 22nd St and “going home” traffic on Houghton Rd
- Across from proposed Fry’s Shopping Center
- Newly improved intersection
- Located on high traffic corridor
- Tanks and canopy have been removed

ZONING

C-1, City of Tucson

TRAFFIC COUNTS

22nd Street: 8,783 vpd (2018)

Houghton Road: 10,785 vpd (2018)

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME

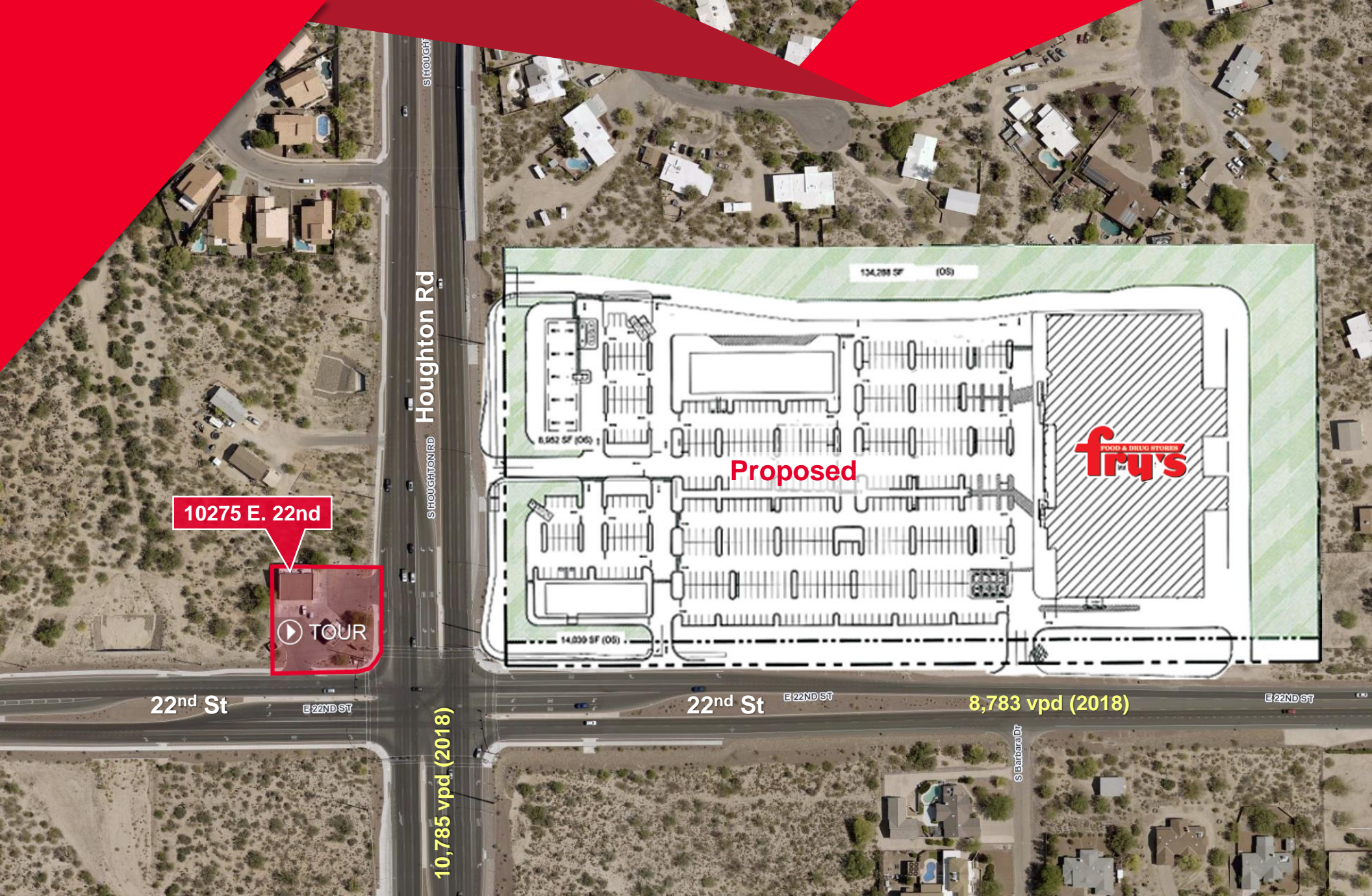


DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	8,379	\$101,091	1,580	\$119 M
3 Miles	59,735	\$79,510	9,960	\$759 M
5 Miles	142,036	\$73,372	32,142	\$1.72 B



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