

# THE AEROPLEX RESTAURANT

1840 E. VALENCIA ROAD, TUCSON, AZ 85706



CUSHMAN &  
WAKEFIELD



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For Lease | Generous Restaurant Build-Out Allowance

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## RESTAURANT SPACE

±2,784 SF

Generous restaurant build-out allowance

## LEASE RATE

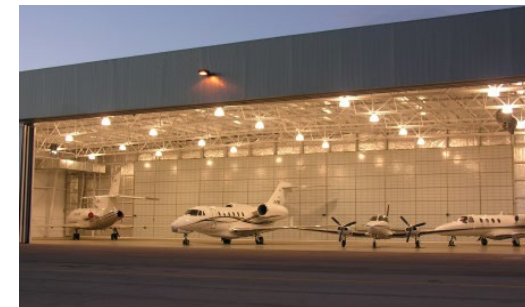
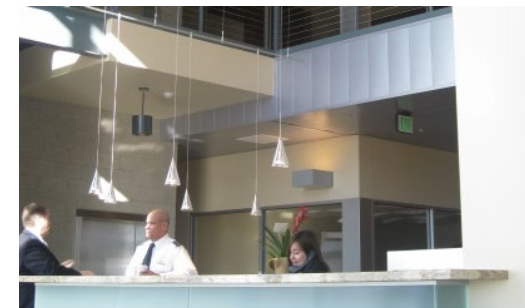
\$20.00 / SF, NNN

## NNN CHARGES

\$4.50 / SF

## COMMENTS

- Rare opportunity to occupy a generous restaurant build-out allowance space
- Includes a ±670 SF outdoor seating area with a runway view
- Highly visible
- Great daytime population
- Unique Airport Opportunity
- Traffic counts on Valencia Road 39,730 VPD (2021)



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION



TOTAL RETAIL  
EXPENDITURE

1 Mile	8,604	\$44,159	10,853	\$49.94 M
3 Miles	76,844	\$53,975	32,090	\$521.85 M
5 Miles	151,929	\$55,608	67,416	\$1.08 B

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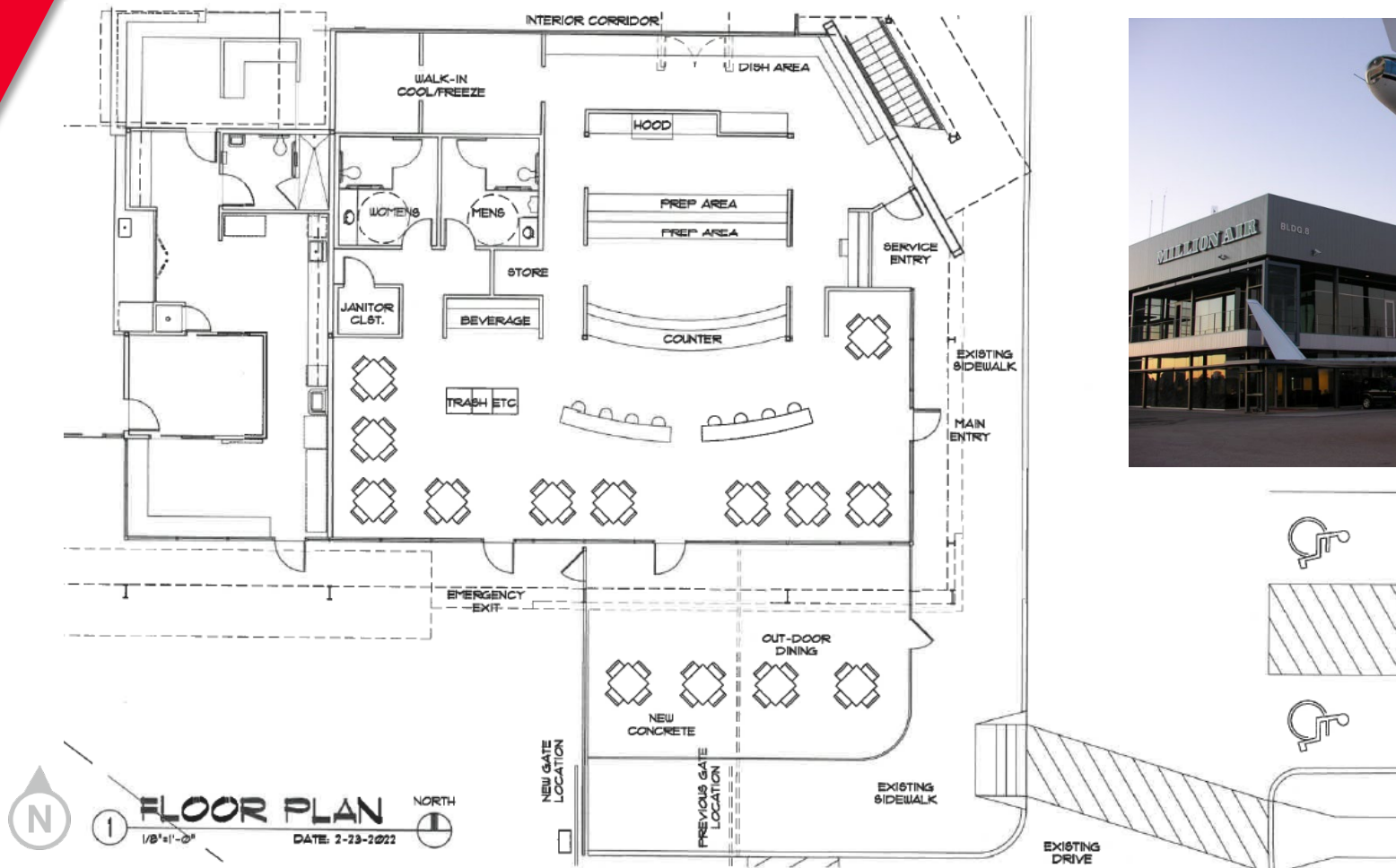


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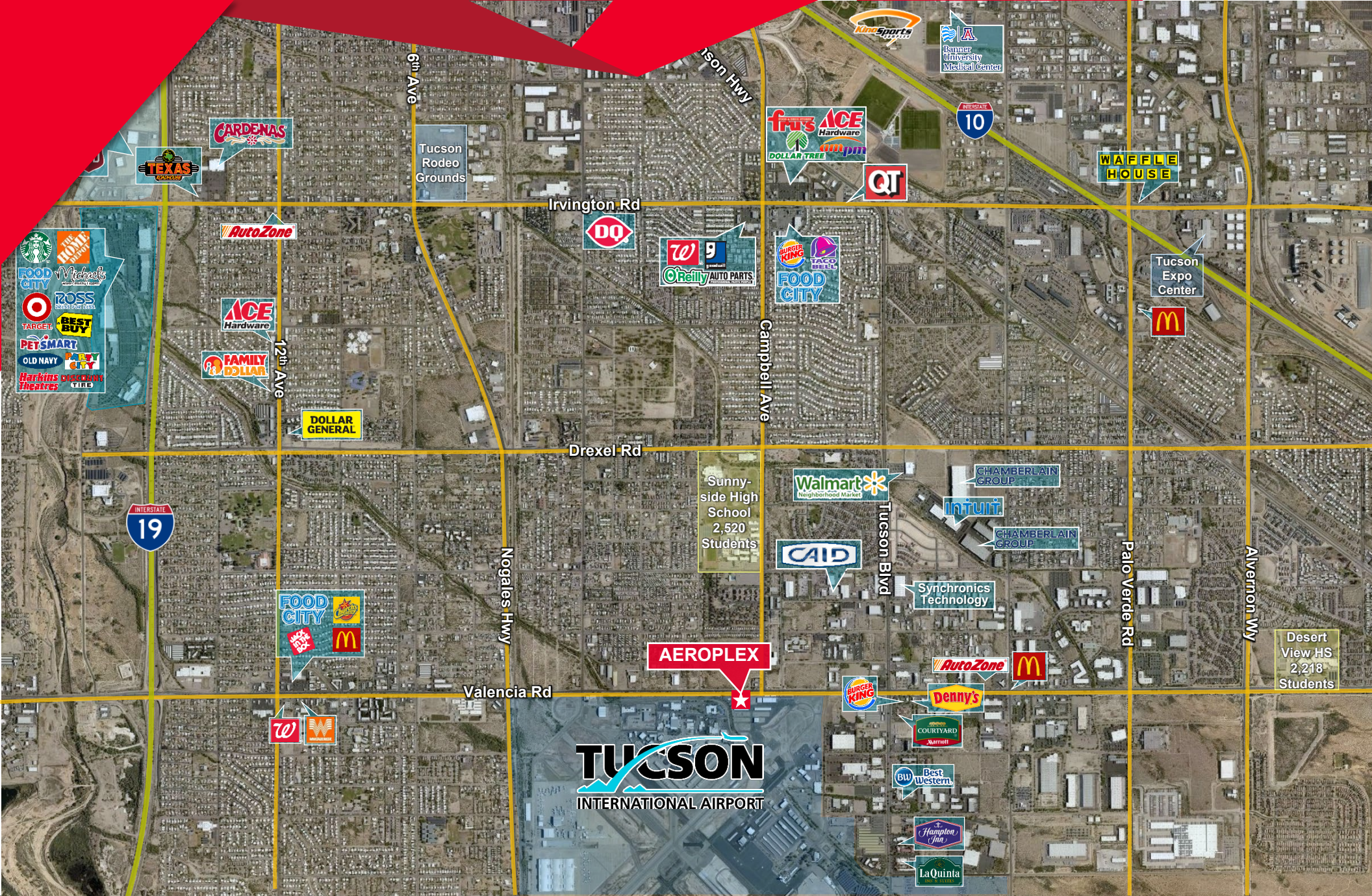
FLOOR PLAN (SUBJECT TO CHANGE)



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