

SILVERBELL PLAZA

NEC Grant & Silverbell Rd | Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR

FOR LEASE



SILVERBELL PLAZA

NEC Grant & Silverbell Rd | Tucson, AZ



PROPERTY DETAILS

Available	900 SF
	954 SF
	1,011 SF
Lease Rate	Contact Agent
NNN Rate	\$6.00/SF

HIGHLIGHTS

- Excellent location at extremely active west side intersection
- Grant Road is major east / west artery connecting to east Tucson
- Silverbell Road connects 8 miles to the north with master planned communities of Continental Ranch, Continental Reserves and Saguaro Springs in Marana
- Close proximity to Downtown Tucson

TRAFFIC COUNTS

Silverbell Rd	16,371 VPD (2024)
Grant Rd	28,673 VPD (2024)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	9,916	\$74,981	3,034
3 Miles	74,796	\$53,084	37,330
5 Miles	198,919	\$55,879	105,702

Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770
Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
6/13/2025

Cushman & Wakefield Copyright 2025. Artificial intelligence (AI) may have been used in the drafting or creation of this document. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

SILVERBELL PLAZA

NEC Grant & Silverbell Rd | Tucson, AZ

SITE PLAN



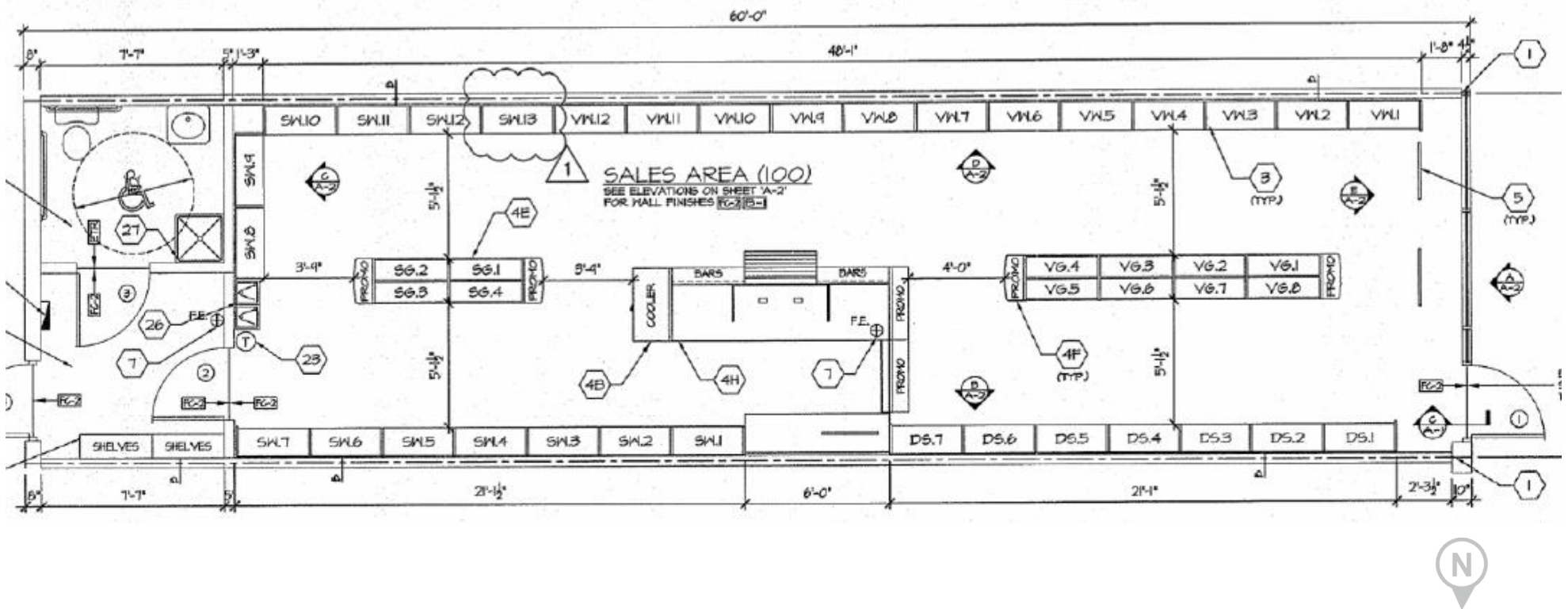
Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770
Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
6/13/2025

Cushman & Wakefield Copyright 2025. Artificial intelligence (AI) may have been used in the drafting or creation of this document. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

NEC Grant & Silverbell Rd | Tucson, AZ

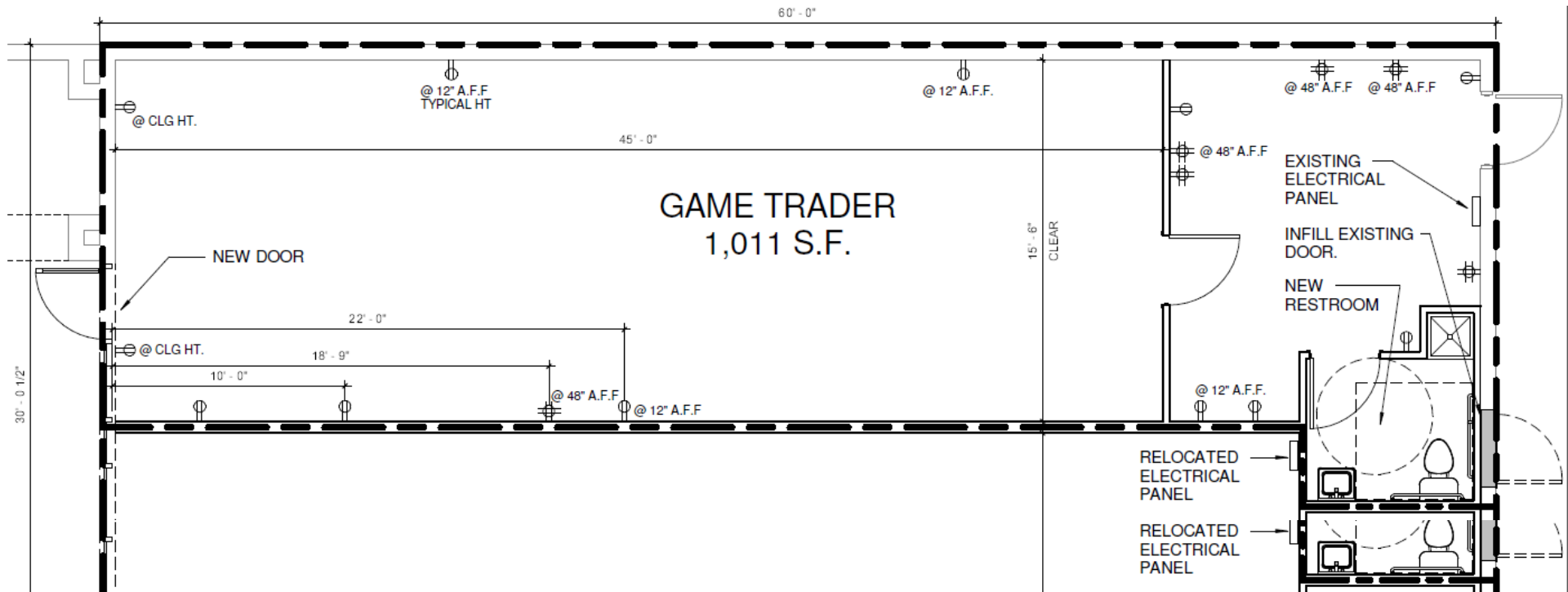
FLOOR PLAN SUITE 2112 – 900 SF



SILVERBELL PLAZA

NEC Grant & Silverbell Rd | Tucson, AZ

FLOOR PLAN SUITE 2130 - 1,011 SF



Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770
Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
6/13/2025

Cushman & Wakefield Copyright 2025. Artificial intelligence (AI) may have been used in the drafting or creation of this document. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

SILVERBELL PLAZA

NEC Grant & Silverbell Rd | Tucson, AZ



Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770
Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
6/13/2025

Cushman & Wakefield Copyright 2025. Artificial intelligence (AI) may have been used in the drafting or creation of this document. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

NEC Grant & Silverbell Rd | Tucson, AZ

