

# RILLITO CROSSING MARKETPLACE

NEC of 1<sup>st</sup> Ave & Limberlost Dr | Tucson, AZ

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FOR LEASE



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## PROPERTY DETAILS

|            | Existing  | Proposed                             |
|------------|---|--------------------------------------|
| Available  | 1,500 (Inline)<br>1,181 SF (Inline – Former Chiropractic Office)<br>1,211 SF (Inline)<br>1,024 SF (Pad End Cap) | Up to 28,860 SF (Anchor & Jr Anchor) |
| Lease Rate | Contact Agent   |                                      |
| NNN Cost   | \$6.68/SF   |                                      |
| Year Built | 2008  |                                      |
| Zoning     | C-2, City of Tucson   |                                      |
| Address    | 4206-4282 N. 1st Avenue Tucson, AZ 85719  |                                      |

## HIGHLIGHTS

- Anchor, shop, & pad opportunities
- Successful health & wellness-oriented shopping center anchored by Sprouts & LA Fitness
- Going home side of 1st Avenue into Catalina Foothills neighborhoods

## TRAFFIC COUNTS

|                     |                   |
|---------------------|-------------------|
| 1 <sup>st</sup> Ave | 28,123 VPD (2024) |
| Limberlost Dr       | 6,526 VPD (2024)  |

| DEMOGRAPHICS | Population | Average Household Income | Daytime Population |
|--------------|------------|--------------------------|--------------------|
| 1 Mile       | 18,666     | \$61,554                 | 6,786              |
| 3 Miles      | 105,280    | \$72,947                 | 44,608             |
| 5 Miles      | 243,999    | \$87,255                 | 133,607            |

**Dave Hammack** / Principal / [dhammack@picor.com](mailto:dhammack@picor.com) / +1 520 546 2712  
**Greg Furrier** / Principal / [gfurrier@picor.com](mailto:gfurrier@picor.com) / +1 520 909 6111

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## SITE PLAN



| ADDRESS                           | TENANT  |
|-----------------------------------|---|
| 4282 N. 1 <sup>st</sup> Ave       | Sprouts Farmers Market  |
| 4262 N. 1 <sup>st</sup> Ave #180  | Sola Salon  |
| 4246 N. 1 <sup>st</sup> Ave #160  | AVAILABLE<br>1,500 SF – Vanilla Shell <a href="#">CLICK TO VIEW VIRTUAL TOUR</a>            |
| 4246 N. 1 <sup>st</sup> Ave #150  | Tea Hub   |
| 4246 N. 1 <sup>st</sup> Ave #140  | AVAILABLE 1,181 SF<br>Former Chiropractic Office <a href="#">CLICK TO VIEW VIRTUAL TOUR</a> |
| 4246 N. 1 <sup>st</sup> Ave #130  | JR Nails  |
| 4246 N. 1 <sup>st</sup> Ave #120  | Smoothie Factory  |
| 4246 N. 1 <sup>st</sup> Ave #110  | AVAILABLE - 1,211 SF<br>Former Barbershop   |
| 4246 N. 1 <sup>st</sup> Ave #100  | TLC Reflexology   |
| 4240 N. 1 <sup>st</sup> Ave       | LA Fitness  |
| 4206 N. 1 <sup>st</sup> Ave #1127 | Dao's Tai Pan's   |
| 4206 N. 1 <sup>st</sup> Ave #100  | AVAILABLE<br>1,024 SF – Grey Shell <a href="#">CLICK TO VIEW VIRTUAL TOUR</a>               |
| 4210 N. 1 <sup>st</sup> Ave #100  | Rita's Italian Ice & Frozen Custard   |
| 4210 N. 1 <sup>st</sup> Ave #150  | L&L Hawaiian BBQ  |
| Drive Thru Pad                    | Scooter's Coffee  |

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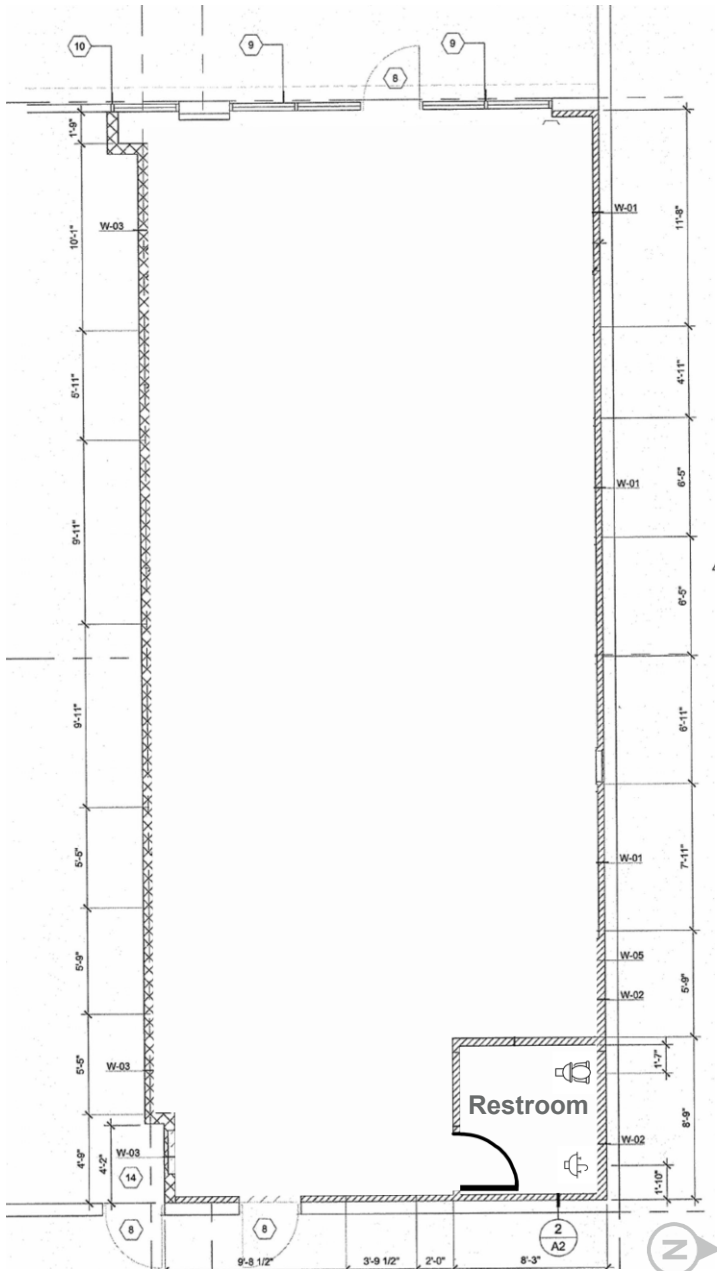
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## FLOOR PLAN – BUILDING 4246 #160 – 1,500 SF

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# RILLITO CROSSING MARKETPLACE

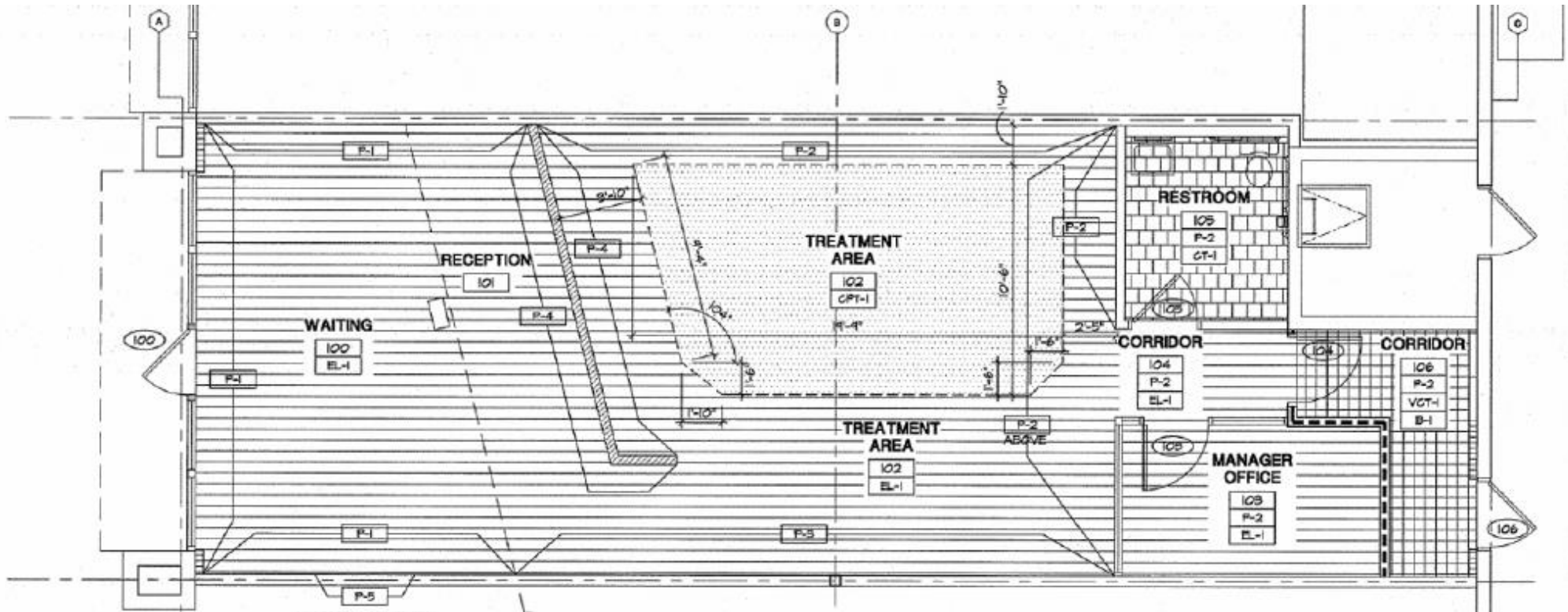
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## FLOOR PLAN – BUILDING 4246 #140 – 1,181 SF

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## FLOOR PLAN - HARD CORNER PAD BUILDING 4206 #100 – 1,024 SF

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