

2914 - 2940 E. 22ND STREET



CUSHMAN &
WAKEFIELD



PICOR

TUCSON, AZ 85713

For Lease | El Sol Shopping Center

WE ARE
THE CENTER
OF RETAIL



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RETAIL/OFFICE SPACE

330 SF, 330 SF, 710 SF, 1,500 SF

ZONING

C-2, City of Tucson

TRAFFIC COUNTS

22nd St: 36,308 vpd (2018)

Country Club Rd: 14,167 vpd (2018)

NEIGHBORING TENANTS

Food City, Circle K, Community Closet, Domino's Pizza, Lucky Wishbone & more

COMMENTS

- Convenient central location
- Economical rents
- Attractive complex
- Convenient parking
- 176 surface parking spaces



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	10,691	\$49,586	3,833	\$110 M
3 Miles	99,958	\$39,714	111,841	\$910 M
5 Miles	314,897	\$37,874	209,770	\$2.72 B

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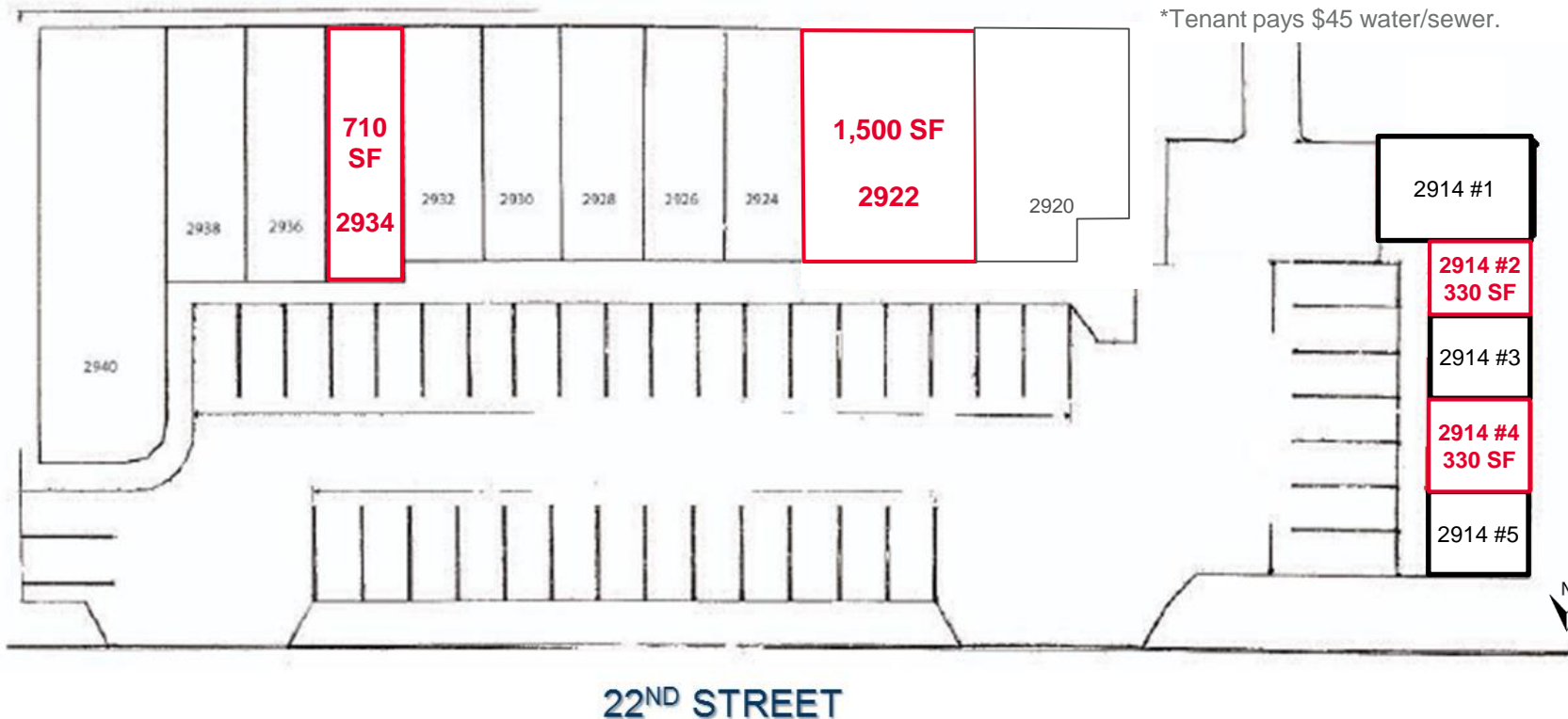
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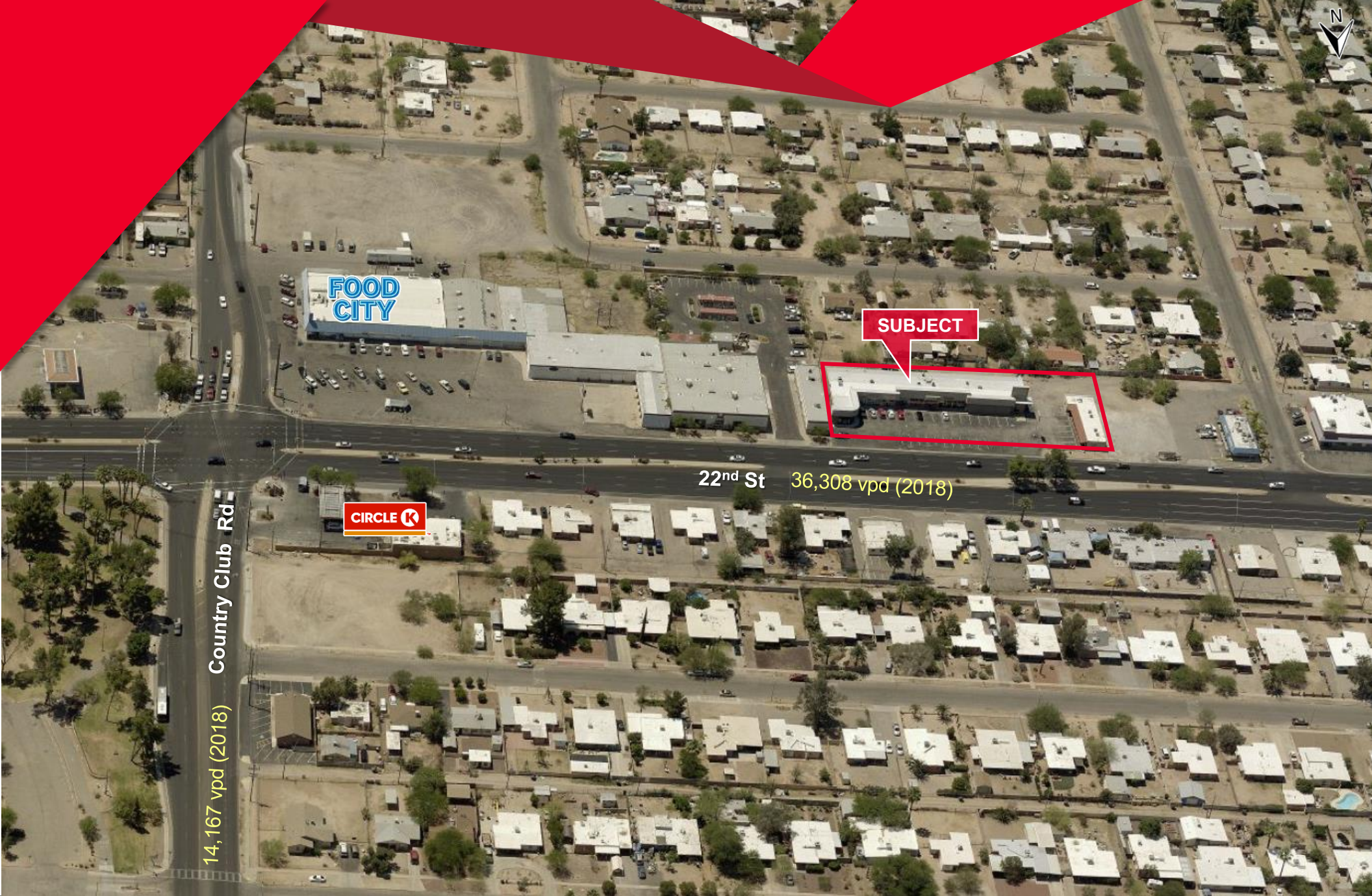
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SITE PLAN



AVAILABLE	LEASE RATE*	CAM FEES
2914 #4 -330 SF	\$400 / Month	\$40 / Month
2914 #2 -330 SF	\$400 / Month	\$40 / Month
2922 - 1,500 SF	\$1,375 / Month	\$75 / Month
2934 - 710 SF	\$710 / Month	--

*Tenant pays \$45 water/sewer.



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6/24/2020