

522-526 N. ALVERNON WAY

TUCSON, AZ 85711



For Lease or Sale | Midtown Office/Retail

**WE ARE
THE CENTER
OF RETAIL**



Rob Tomlinson / rtomlinson@picor.com / +1 520 546 2757
PICOR.COM

522-526 N. ALVERNON WAY

TUCSON, AZ 85711

LEASE AVAILABLE

Suite 522 - 1,624 SF

LEASE RATE

\$15.00/SF Modified Gross

PROPERTY SIZE

3,394 SF Bldg, 7,250 SF Lot

SALE PRICE

\$399,000 (for entire building)

COMMENTS

- Lease availability for half of a retail/office building in great central location, close to Downtown with quick access to the Foothills
- Purchase opportunity for owner/user
- Great visibility from Alvernon Way & 5th Street intersection
- Front door parking with 2 covered parking spaces for Tenant
- Monument signage available
- Remodeled in 2011
- Great for retail showroom or office
- Minutes from the El Con Mall, Reid Park and University of Arizona



NEIGHBORHOOD DEMOGRAPHICS



	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	14,397	\$55,867	8,743	\$11.9 M
3 Miles	130,750	\$53,520	106,746	\$93.0 M
5 Miles	280,898	\$53,985	214,730	\$93.0 M

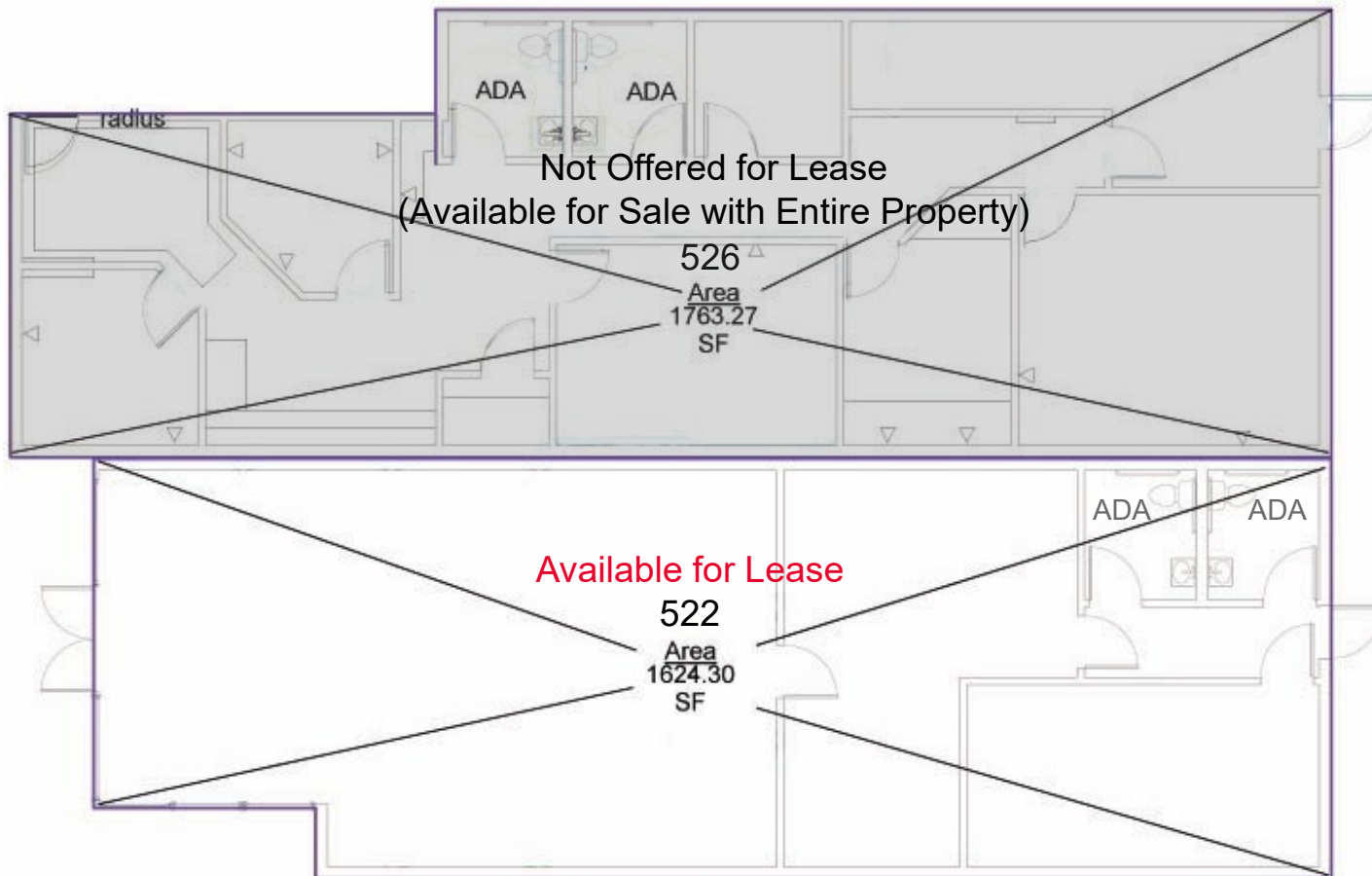
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FLOOR PLAN





±50,000 students, faculty and staff

Speedway Blvd



5th St

5th St

6th St

Sam Hughes
Historic Neighborhood

El Encanto
Historic
Neighborhood



Broadway Blvd



Randolph
Recreation
Center

Colonia Solana
Historic
Neighborhood

Reid Park

Randolph
Municipal
Golf Course



Campbell Ave



Downtown Tucson

Aviation Pkwy

Kino Pkwy

Tucson Blvd

Country Club Rd

Alvernon Way

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A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client.

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