

HERITAGE PLAZA

2934-2990 W. INA ROAD, TUCSON, AZ



For Lease | Anchored Retail Center

WE ARE
THE CENTER
OF RETAIL



 **CLICK TO VIEW
VIRTUAL TOUR**

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PICOR.COM

HERITAGE PLAZA

2934-2990 W. INA ROAD, TUCSON, AZ

RETAIL SPACE

900 SF - 2,135 SF



LEASE RATE

Upon Request

NNN CHARGES

\$5.85/SF

TRAFFIC COUNTS

Ina Rd: 51,251 VPD (2022)

Shannon Rd: 12,283 VPD (2022)

NEIGHBORING TENANTS

LA Fitness, Goodwill, Medix Infusion, Einstein's Bros. Bagels, Circle K, Discount Tire, Concentra Urgent Care, & More

COMMENTS

- LA Fitness anchored center
- Less than one mile from the exciting Foothills Mall redevelopment
- Strong income demographics
- High population density
- Heavy traffic on Ina Rd- the primary east/west arterial in the northwest

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE HOUSEHOLD INCOME



DAYTIME POPULATION



TOTAL RETAIL EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	13,433	\$61,393	4,629	\$142 M
3 Miles	61,997	\$77,785	22,772	\$740 M
5 Miles	133,077	\$80,151	59,449	\$1.65 B



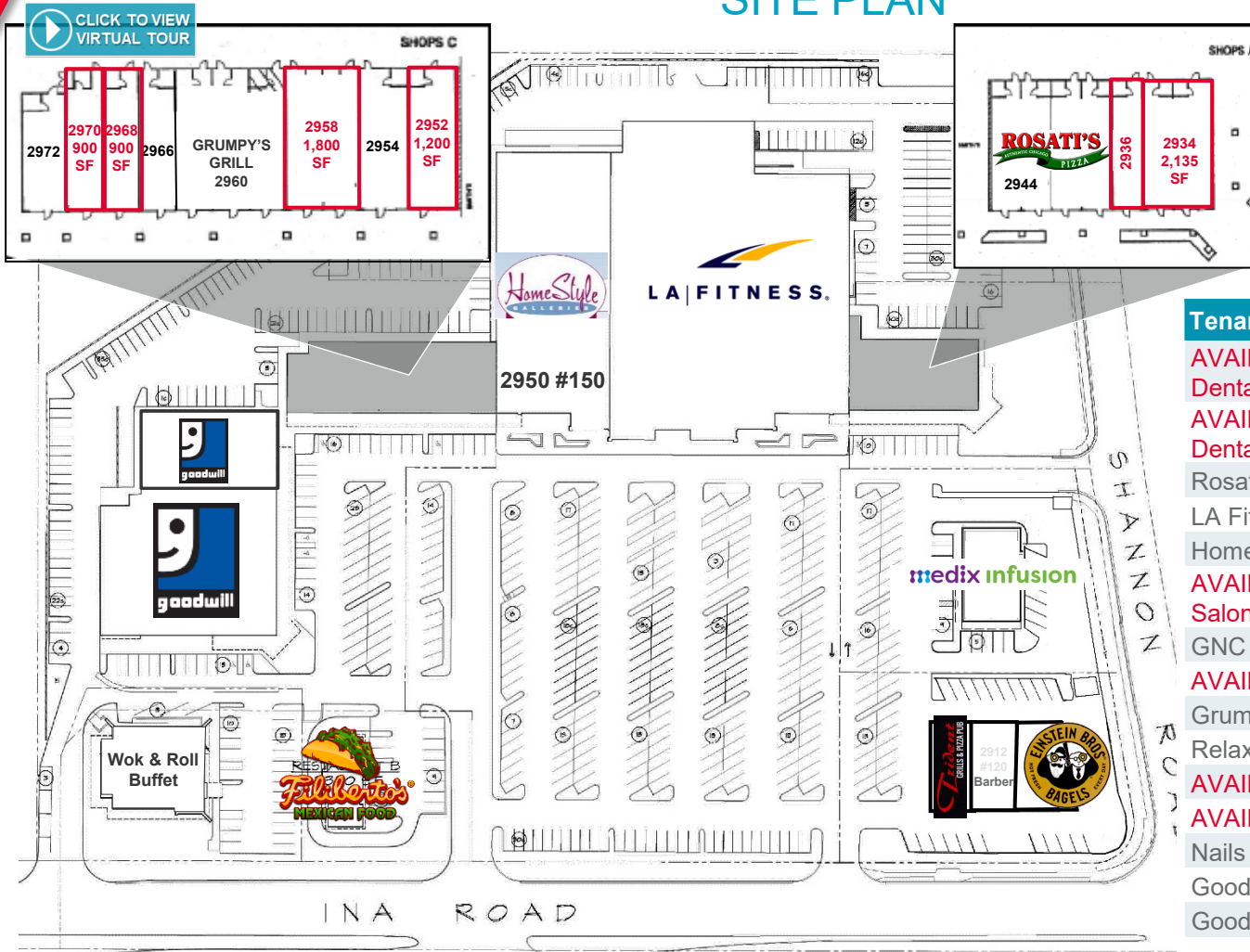
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SITE PLAN



Tenant	Address	Size (SF)
AVAILABLE	2934	2,135
Dental Buildout	2934	2,135
AVAILABLE	2936	900
Dental Buildout	2936	900
Rosati's Pizza	2944	
LA Fitness	2950 #100	
Home Style Galleries	2950 #150	
AVAILABLE	2952	1,200
Salon Buildout	2952	1,200
GNC	2954	
AVAILABLE	2958	1,800
Grumpy's Grill	2960	
Relax Reflexology	2966	
AVAILABLE	2968	900
AVAILABLE	2970	900
Nails Rap	2972	
Goodwill	2982	9,200
Goodwill	2990	

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FLOOR PLAN – 2970 W. INA, 900 SF



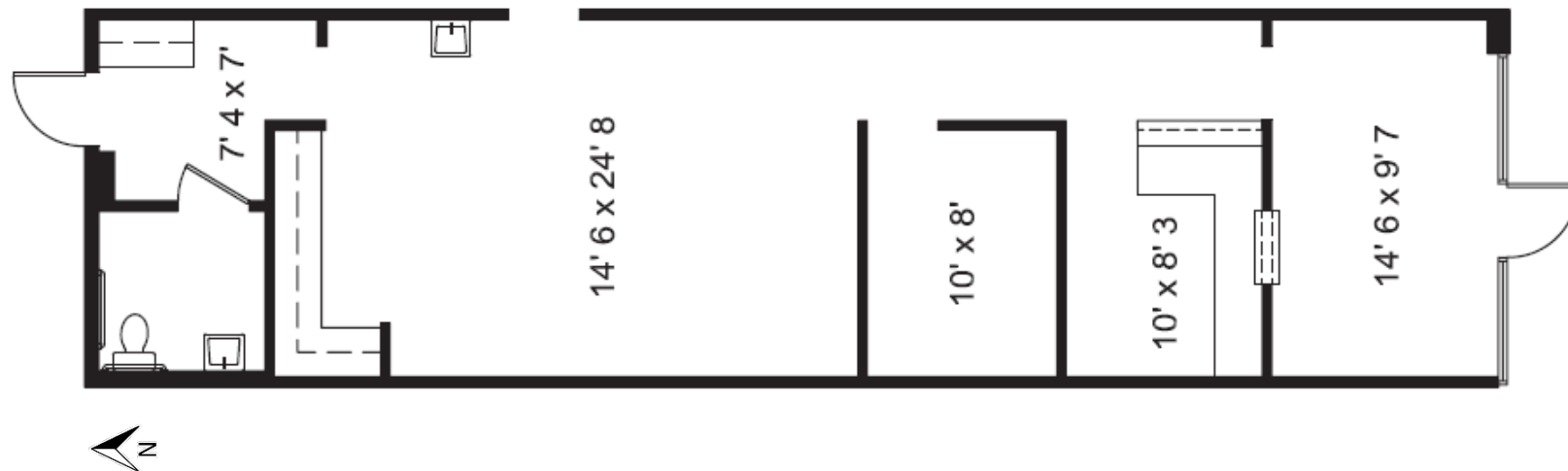
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FLOOR PLAN – 2936 W. INA, 900 SF



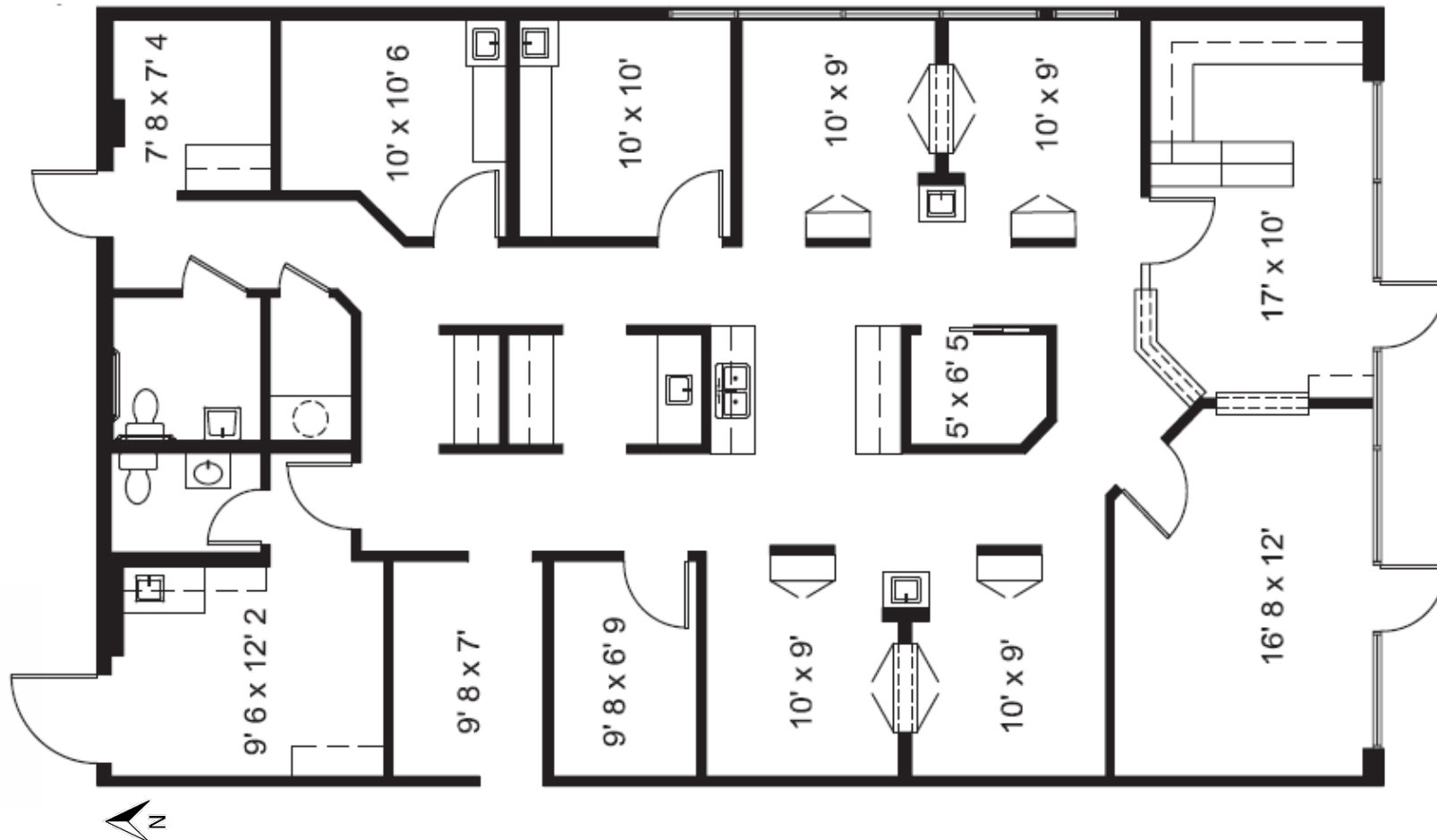
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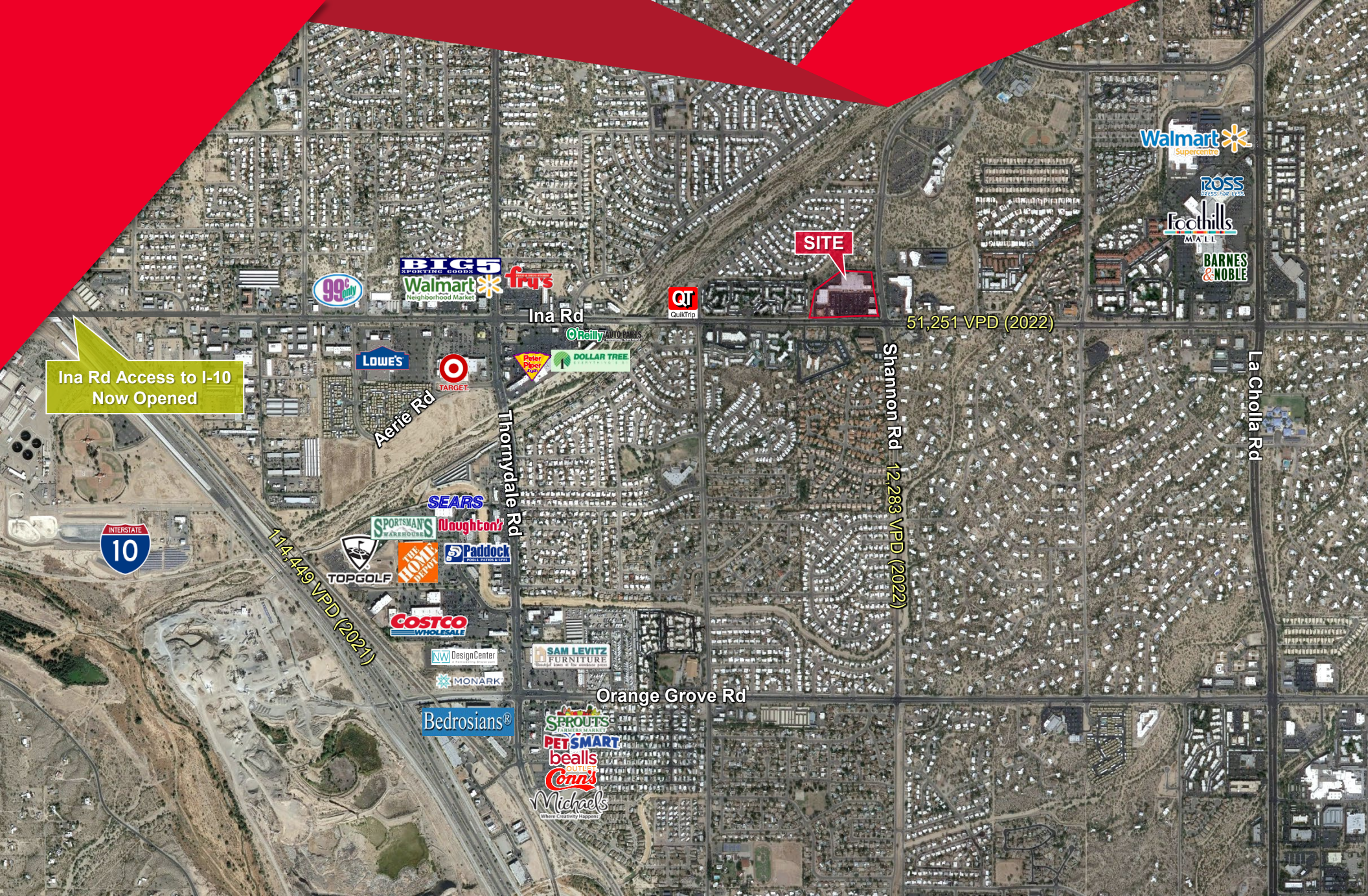
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FLOOR PLAN – 2934 W. INA, 2,135 SF



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