

# 2265 W. INA ROAD

SWC INA RD & LA CHOLLA BLVD, TUCSON, AZ



For Lease | Freestanding Restaurant Building

WE ARE  
THE CENTER  
OF RETAIL



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# 2265 W. INA ROAD

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## AVAILABLE SPACE

6,964 SF (Per Architect)

## LEASE RATE

Contact Agent

## NNN CHARGES

±\$3,500/Month

## ZONING

CB-1, Pima County

## NEIGHBORING TENANTS

Super Walmart, Ross, AMC Theatres, Barnes & Noble, Walgreens, Bank of America, Albertson's & More

## COMMENTS

- Premier intersection across from Foothills Mall and La Cholla Corporate Center
- Located in affluent northwest Tucson
- Ample parking and monument signage
- New 750 SF east-facing patio
- Traffic Counts on Ina Road 40,217 VPD (2020) ; La Cholla Blvd 20,359 (2021)



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION



TOTAL RETAIL  
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	7,034	\$77,035	3,816	\$90.59 M
3 Miles	71,566	\$83,534	27,120	\$898.31 M
5 Miles	151,186	\$87,822	62,179	\$1.96 B

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2/24/2023

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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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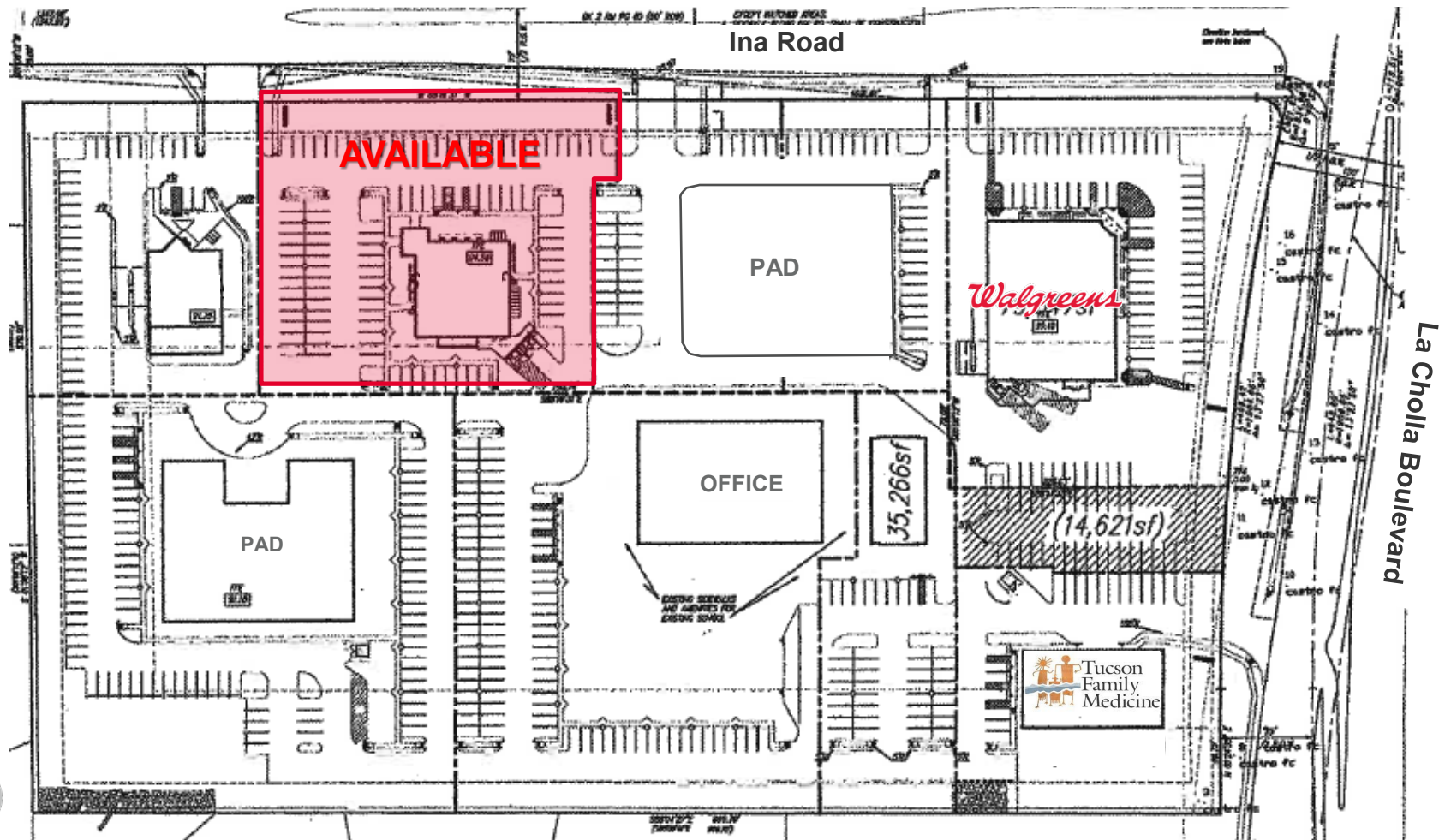


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## SITE PLAN

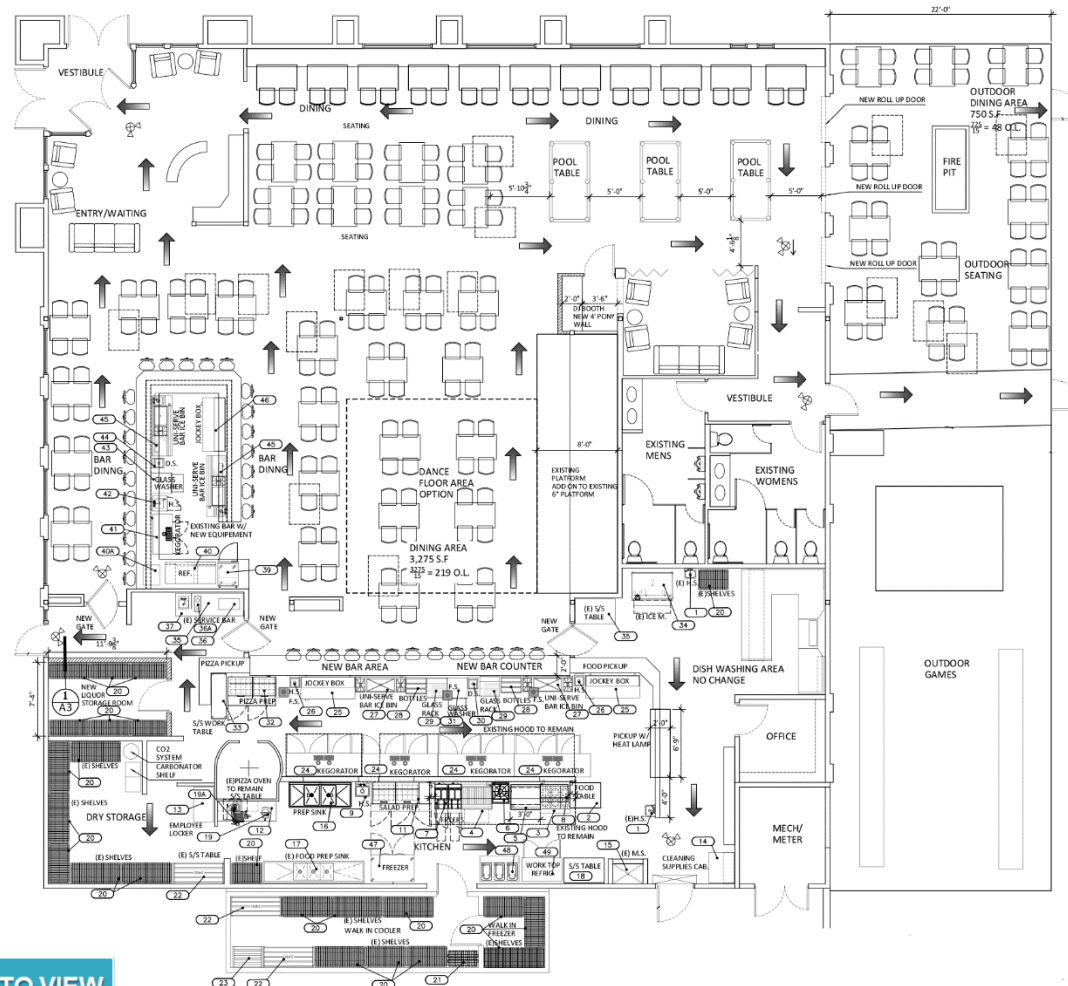


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### FLOOR PLAN/ EQUIPMENT PLAN

SCALE 1/8"=1'-0"

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