

OLD SPANISH TRAIL CROSSING

NEC 22nd St / Harrison Rd / Old Spanish Trail | Tucson, AZ

CUSHMAN &
WAKEFIELD

PICOR

FOR LEASE



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PROPERTY DETAILS

Availability	Suite 111: 820 SF Suite 127: 1,200 SF	CLICK TO VIEW VIRTUAL TOUR CLICK TO VIEW VIRTUAL TOUR
Lease Rate	Contact Agent	
NNN Rate	\$9.09/SF	
Availability	Immediate	
Year Built	2004	
Zoning	C-2, City of Tucson	
Address	NEC 22nd Street & Harrison Road, Tucson AZ 85748	

HIGHLIGHTS

- Major regional intersection in one of Tucson's fastest growing trade areas
- Center is located at a high traffic intersection of three major streets that are used by over 45,000 vehicles per day
- Monument and tower signage available

TRAFFIC COUNTS

Harrison Rd	18,240 VPD (2023)
Old Spanish Trail	8,587 VPD (2023)
22 nd St	16,804 VPD (2023)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	9,821	\$118,359	1,994
3 Miles	81,494	\$99,095	15,333
5 Miles	161,329	\$100,824	40,297

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1/22/2025

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This aerial map illustrates a commercial development in San Antonio, Texas, centered around the intersection of Harrison Road and Old Spanish Trail. The proposed Target store is a large, light-blue rectangular building on the right side of the map. To the left of the Target store, a cluster of smaller buildings includes NextCare Urgent Care, Firehouse Subs, Peter Piper Clean, and BIG5 Sporting Goods. Further south, a strip of businesses includes Walgreens, AT&T, Red Star, Pacific Dental, Nails, Orthodontist, and V's Barbershop. The map also shows Harrison Road, Old Spanish Trail, and 22nd Street. A north arrow is located in the bottom right corner.

Business	Size (SF)
NextCare Urgent Care	±4,380
Firehouse Subs	±820
Peter Piper Clean	±1,200
BIG5 Sporting Goods	±6,600
Walgreens	±2,306
AT&T	±2,306
Red Star	±1,213
Pacific Dental	±1,394
Nails	±1,213
Orthodontist	±1,213
V's Barbershop	±1,213

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FLOOR PLAN 9525 E. 22ND STREET, SUITE 111 - ±820 SF



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