

# 2680 E. VALENCIA ROAD

TUCSON, AZ 85706



For Lease | Bay Colony Plaza

OFFICE / RETAIL

*YOUR SIGN HERE*



CUSHMAN &  
WAKEFIELD



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# 2680 E. VALENCIA ROAD

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## AVAILABLE

Suite 196: 1,800 SF-3,600 SF  
(Divisible into 2 suites of 1,800 SF)

## LEASE RATE

1,800 SF Suites \$14.00/SF, NNN  
3,600 SF Suite \$12.00/SF, NNN

## NNN CHARGES

±\$5.52 SF

## ZONING

P1 – Park Industrial Zone

## NEIGHBORING TENANTS

Burger King, Chicken Nuevo, Denny's, Courtyard Marriott,  
Staybridge Suites, Pizza Hut and Jerry Bob's

## COMMENTS

- Huge parapet signage
- High end interior office or retail buildout; Move-in ready
- Located less than a mile from the Tucson International Airport
- Multiple hotels adjacent to property
- The traffic count on Valencia Road is 33,518 vehicles per day
- Abundant parking available



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
1 Mile	4,677	\$50,333	11,988
3 Miles	68,782	\$55,383	38,056
5 Miles	149,118	\$55,296	66,817

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AERIAL VIEW



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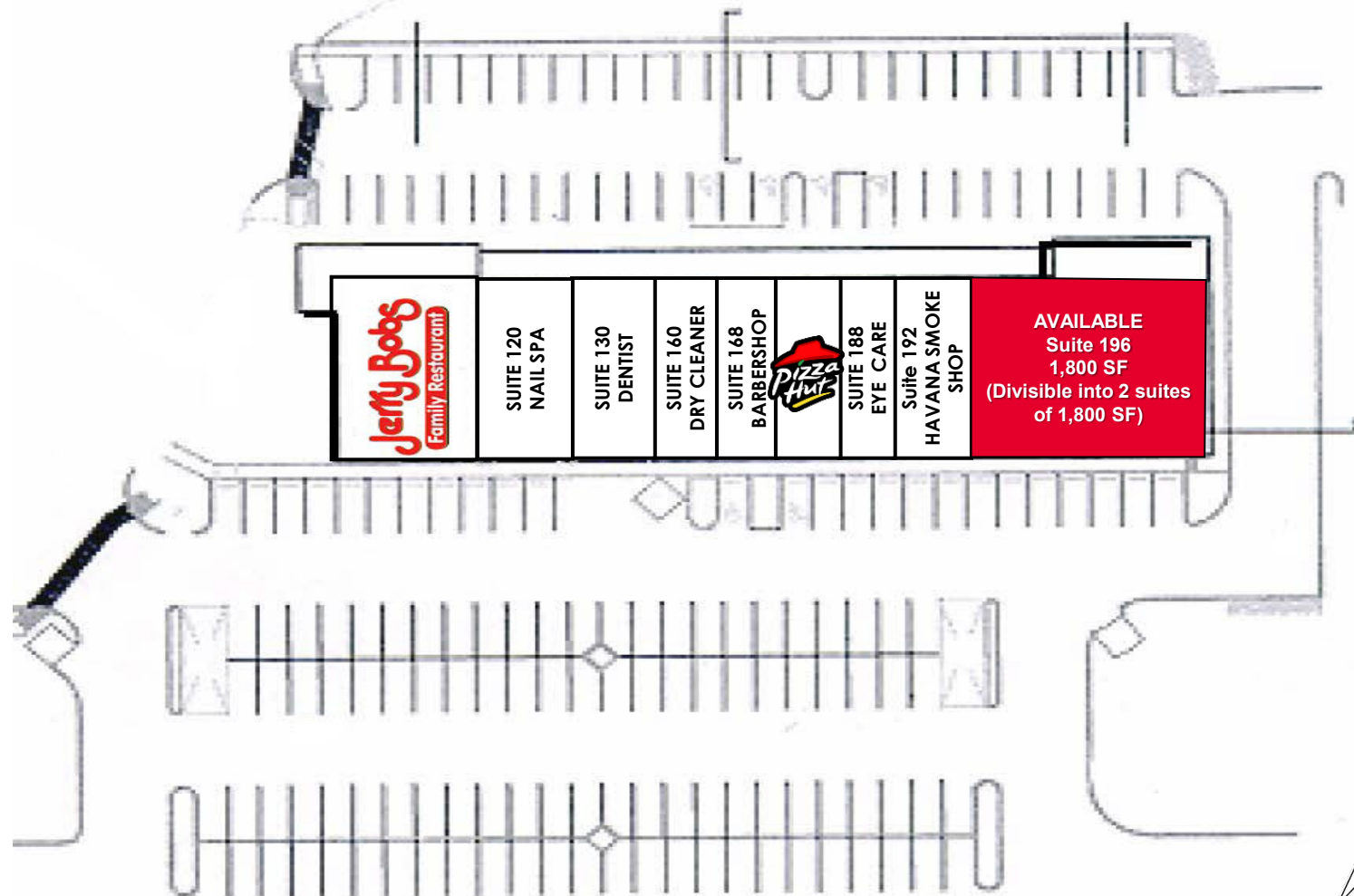


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## SITE PLAN

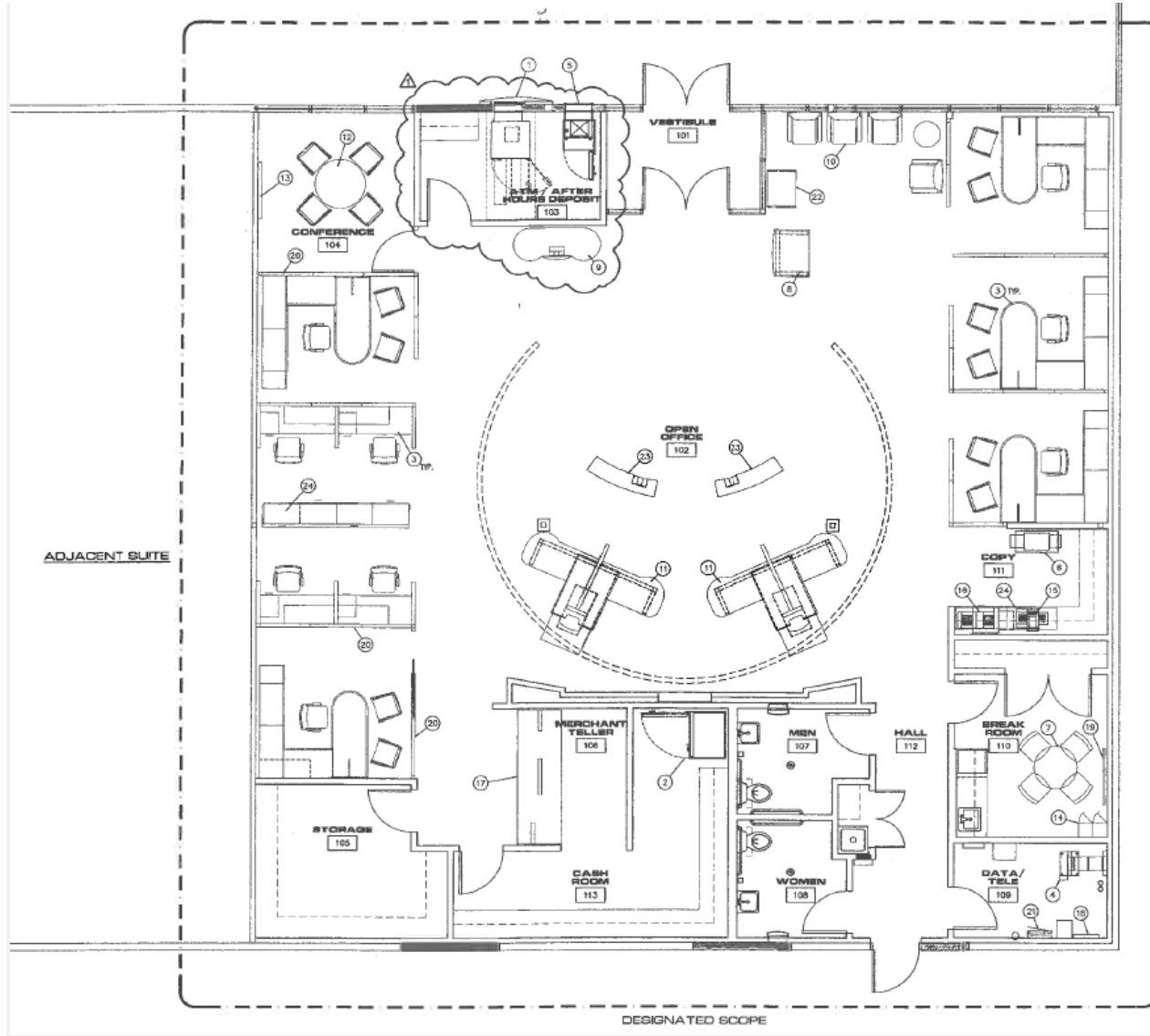


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## CURRENT FLOOR PLAN - SUITE 196



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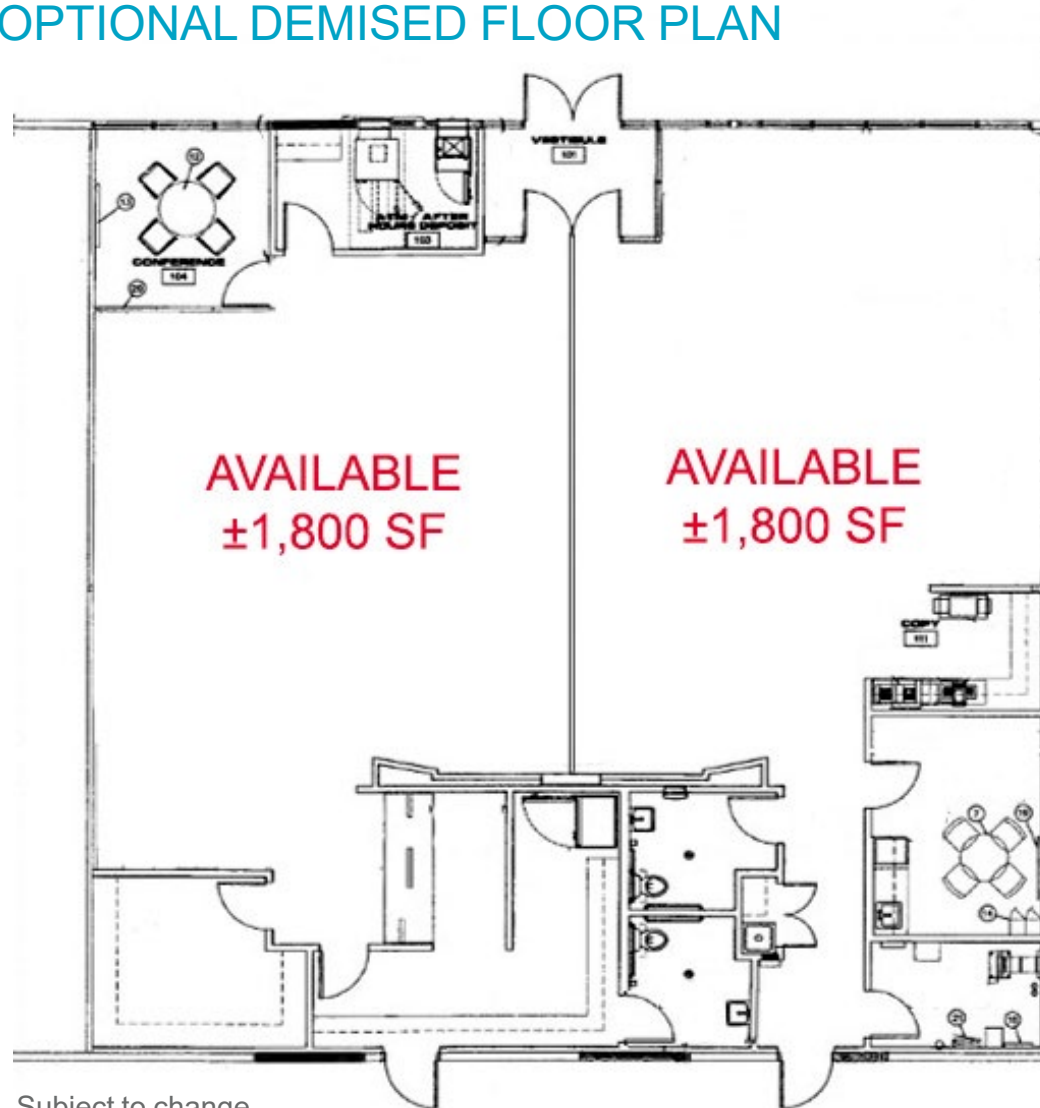
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A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed 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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## OPTIONAL DEMISED FLOOR PLAN



Subject to change.  
Not to scale.

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