

TUCSON, AZ 85706



For Sale or Lease | Redevelopment Opportunity on Gateway to the Airport



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CUSHMAN &
WAKEFIELD



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SEC TUCSON BLVD & IRVINGTON RD

TUCSON, AZ 85706

LAND SIZE

5.0 Acres (218,517 SF)

BUILDING SIZE

3,000 SF office/warehouse
and 4,000 SF warehouse

SALE PRICE

\$1,099,000 (\$5.00/SF)

LEASE RATE

\$7,000/Month NNN

ZONING

C-2 , City of Tucson

COMMENTS

- Located within the opportunity zone
- Retail exposure along Irvington Road and Tucson Blvd, gateway to Tucson International Airport
- Dense residential area with approximately 45,000 people within 2 miles

TRAFFIC COUNTS

Irvington Road: 22,218 vpd (2018)

Tucson Blvd: 18,773 vpd (2018)

Benson Hwy: 7,747 vpd (2018)

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	14,149	\$49,601	5,610	\$94.57 M
3 Miles	90,422	\$42,338	51,179	\$545.94 M
5 Miles	214,494	\$49,166	140,730	\$1.52 B



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AERIAL PHOTOS



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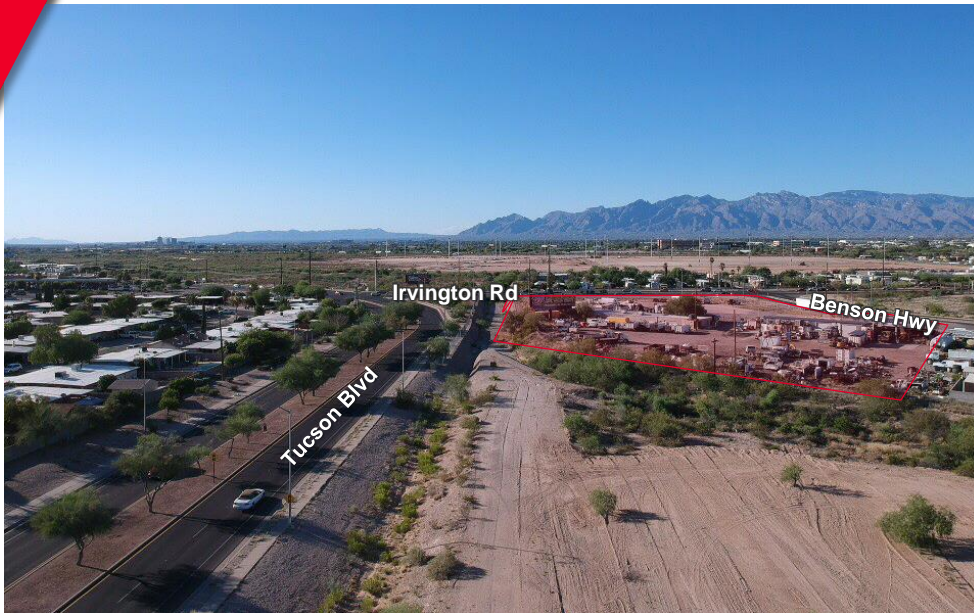


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A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed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