

3780 S. 16TH AVENUE

NEC AJO WAY & I-19, TUCSON, AZ 85713



**WE ARE
THE CENTER
OF RETAIL**

For Sale or Lease | Outparcel Building within Santa Cruz Plaza





CUSHMAN &
WAKEFIELD



PICOR

3780 S. 16TH AVENUE

NEC AJO WAY & I-19, TUCSON, AZ 85713

RETAIL SPACE

8,000 SF

SALE PRICE

\$1,275,000

LEASE RATE

\$9,200/month, NNN

TRAFFIC COUNTS

Ajo Way: 26,830 VPD (2022)

Interstate 19: 102,772 VPD (2018)

NEIGHBORING TENANTS

Burlington, Fry's, Chase Bank, Chuze Fitness, Walgreens, Shell, dd's Discounts, Peter Piper Pizza & More

COMMENTS

- To be sold vacant
- Located in Opportunity Zone (Zone ID 04019002501)
- Strategic location, convenient access and excellent visibility to Interstate 19
- Over 130,000 residents living within 5-mile radius



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	15,020	\$50,911	4,218	\$105.52 M
3 Miles	102,485	\$56,011	35,618	\$767.63 M
5 Miles	224,512	\$56,183	134,793	\$1.79 B

Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712

Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance 11/10/2022
Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



CUSHMAN &
WAKEFIELD



PICOR

3780 S. 16TH AVENUE

NEC AJO WAY & I-19, TUCSON, AZ 85713

AERIAL



Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712
Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770



CUSHMAN &
WAKEFIELD



PICOR

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
11/10/2022
Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



Dave Hammack / dhammack@picor.com / +1 520 546 2712
Aaron LaPrise / alaprise@picor.com / +1 520 546 2770



CUSHMAN &
WAKEFIELD



PICOR

WE ARE THE CENTER OF RETAIL

PICOR.COM

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.

11/10/2022



Dave Hammack / dhammack@picor.com / +1 520 546 2712
Aaron LaPrise / alaprise@picor.com / +1 520 546 2770



**CUSHMAN &
WAKEFIELD**



PICOR

WE ARE THE CENTER OF RETAIL

PICOR.COM

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.

11/10/2022