# **3780 S. 16TH AVENUE** NEC AJO WAY & I-19, TUCSON, AZ 85713

#### For Sale or Lease | Outparcel Building within Santa Cruz Plaza

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3780

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## **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

**NEIGHBORHOOD DEMOGRAPHICS** 

Over 130,000 residents living within 5-mile radius







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POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE	
15,020	\$50,911	4,218	\$105.52 M	

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#### AERIAL



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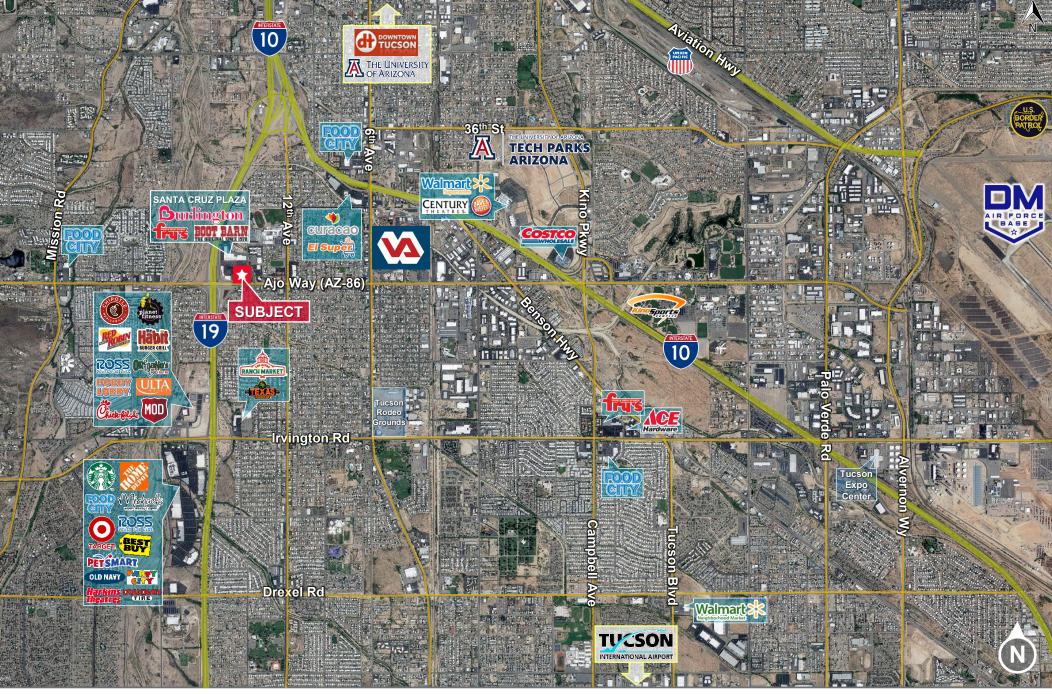


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A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lesstor 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 (ofter than Cushman & Wakefield's client and the property offered by Cushman & Wakefield's client. 11/10/2022

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