



FOR LEASE

731 SF OFFICE SPACE AVAILABLE
LEASE RATE: \$10.00 / SF NNN
NNN CHARGES: \$8.47 / SF**Key Features**

- Retail and office space
- Be noticed at busy intersection of Grant and Craycroft
- 731 SF space available with Grant Road frontage
- Close to shopping and Tucson Medical Center

Property Details

Available	5541 – 731 SF
Zoning	C-1, City of Tucson
Parking	3.88/1,000 SF

Molly Mary Gilbert**Office Properties**

+1 520 546 2766

mgilbert@picor.com**Ryan McGregor****Office Properties**

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Site Plan

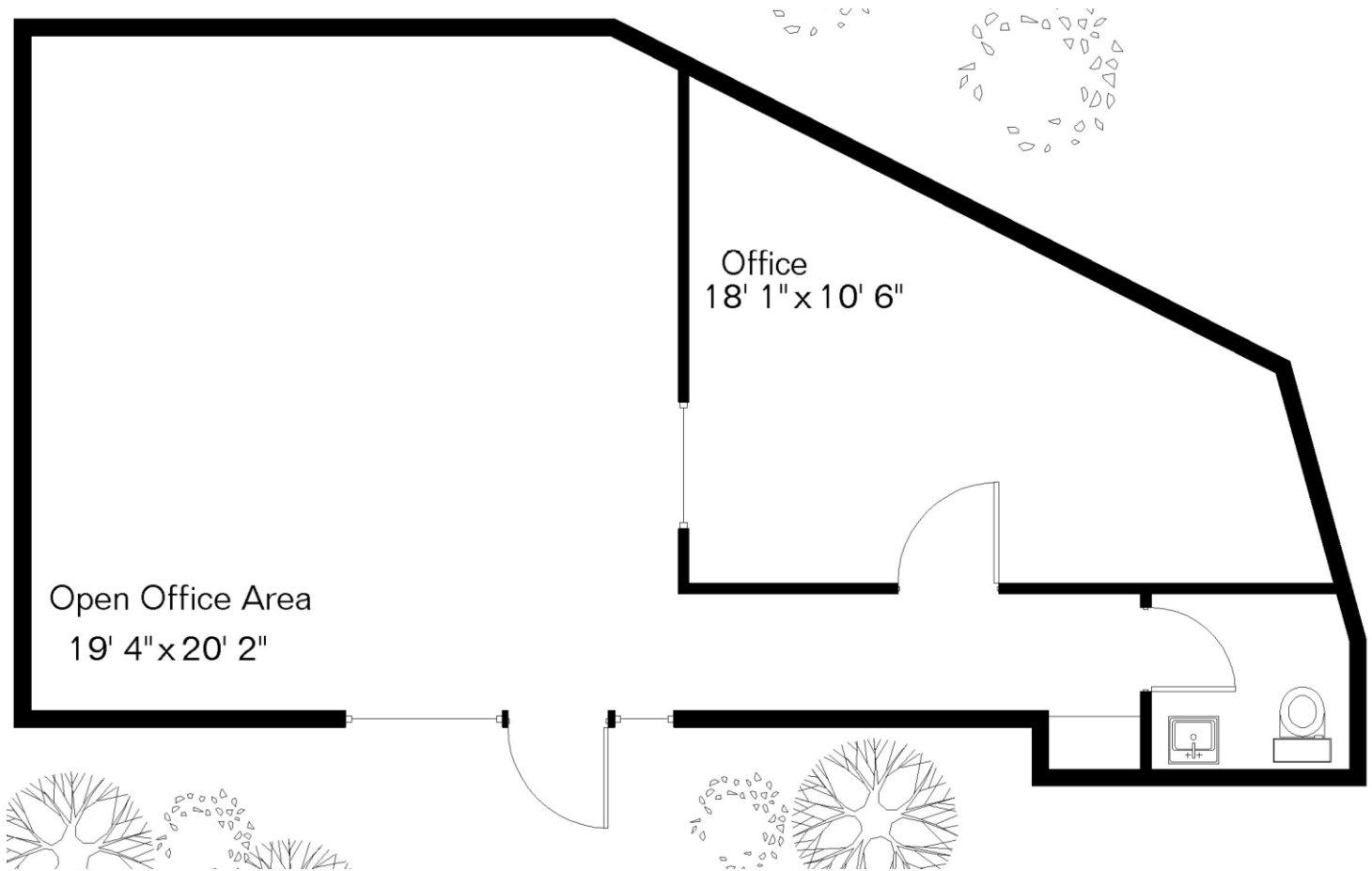


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Floor Plan – 5541



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Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



445,471
TOTAL
HOUSEHOLDS



36%
COLLEGE
EDUCATION



0.6%
POPULATION
GROWTH RATE



\$67,929
MEDIAN HOUSEHOLD
INCOME



4.2%
UNEMPLOYMENT
RATE



THE UNIVERSITY
OF ARIZONA

56,544
UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2025

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,076
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,000
4. STATE OF ARIZONA - 8,580

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BESTCOLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH.
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

Sources: arizona.edu, suncorridorinc.com, US News & Report, Sites USA
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