

3061 N. ALVERNON WAY

TUCSON, AZ 85712



For Sale or Lease | Auto Repair Shop

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THE CENTER
OF RETAIL



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CUSHMAN &
WAKEFIELD



PICOR

3061 N. ALVERNON WAY

TUCSON, AZ 85712

BUILDING SIZE

2,200 SF with 3 Bays

SALE PRICE

~~\$399,000~~ \$375,000

LEASE RATE

Contact Agent

LOT SIZE

9,573 SF

ZONING

R-3*, City of Tucson
(*Legal non-conforming)

TAX PARCEL NO.

111-05-245A

COMMENTS

- Owner/User opportunity
- Great midtown location, with good connectivity to foothills
- Property Taxes: \$3,672.34 (2021)
- Traffic counts on Alvernon Way 18,167 VPD (2021)



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION

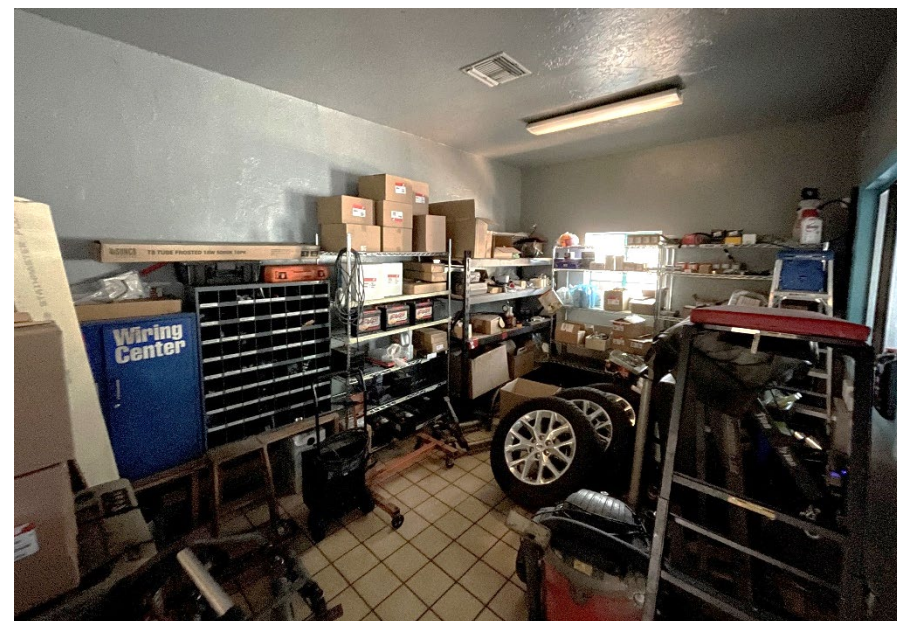
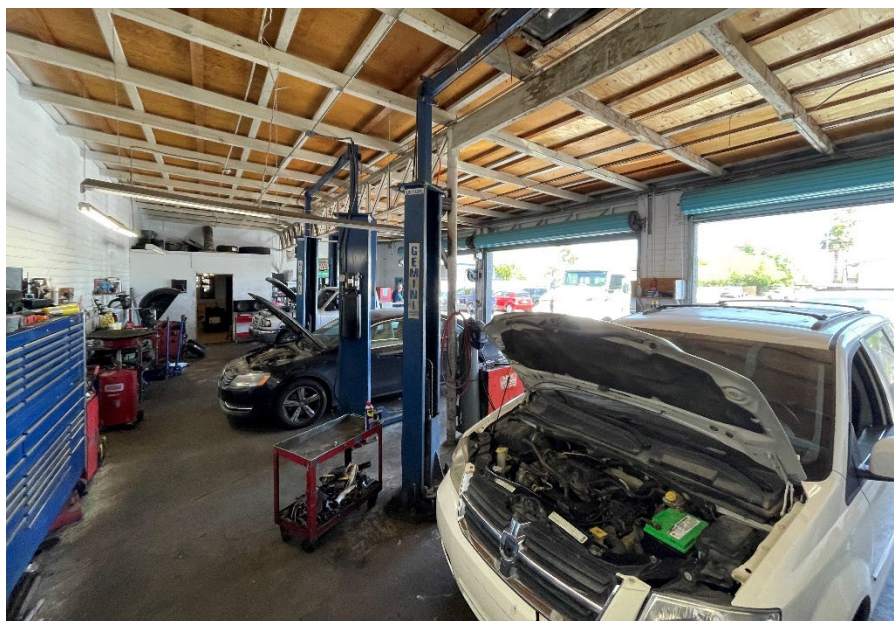


TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	18,489	\$51,416	6,591	\$190.45 M
3 Miles	101,409	\$67,915	61,471	\$1.25 B
5 Miles	264,150	\$70,372	167,267	\$3.11 B

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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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