

2540 E. 22ND STREET

TUCSON, AZ 85713



For Sale | Retail or Office Building

WE ARE
THE CENTER
OF RETAIL



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PICOR.COM



CUSHMAN &
WAKEFIELD



PICOR

2540 E. 22ND STREET

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BUILDING SIZE

3,080 SF

SALE PRICE

\$340,000 (\$113/SF)

LOT SIZE

12,482 SF

TAX PARCEL NO.

130-03-018E

NEIGHBORING TENANTS

Tucson Old Pueblo Credit Union, Dominoes, Food City & More

COMMENTS

- Currently a place of worship
- Could be used for offices, daycare, charter or private school
- Great visibility with high traffic counts (41,656 vehicles per day, Pima Association of Governments 2019)
- Masonry construction
- Parking- 15 spaces (ratio 4.87/1,000)



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	9,597	\$80,055	5,745	\$106.38 M
3 Miles	96,865	\$57,569	87,900	\$869.58 M
5 Miles	304,431	\$54,816	183,875	\$2.67 B

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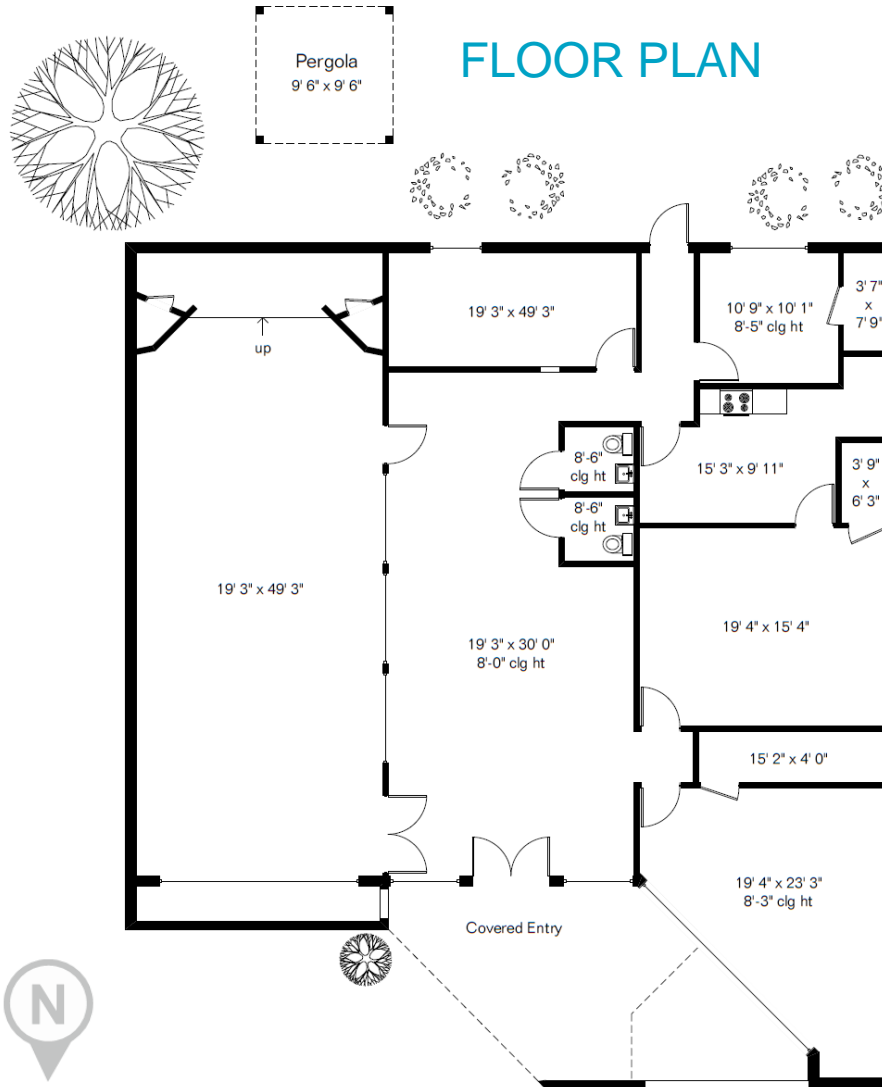
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A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed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