

NORTHGATE PLAZA

NEC Grant Road & Alvernon Way | Tucson, AZ

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FOR LEASE



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NORTHGATE PLAZA

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PROPERTY DETAILS

Available	3901 E Grant Rd: Suite 103: ±1,110 SF Suite 105: ±1,295 SF Suite 101: ±3,000 SF Suite 123: ±2,944 SF	3981 E Grant Rd: ±7,164 SF 3985 E Grant Rd: ±4,000 SF 3989 E Grant Rd: ±9,000 SF 3999 E Grant Rd: ±1,350 SF
	Lease Rate	Contact Agent
	NNN Cost	\$7.20/SF
	Zoning	C-1 & C-2, City of Tucson
	Address	3901 – 3999 E Grant Road, Tucson, Arizona 85712

HIGHLIGHTS

- Positioned to benefit from the Grant Road Improvement Project — widening to six lanes with landscaped medians, bike lanes, and enhanced pedestrian/transit access — expected to complete Q4 2026
- Large monument signage available on Grant Road, plus a smaller monument sign on Alvernon Way, for strong dual-frontage visibility
- Smaller, newly demised suites available on the Alvernon Way side of the center, well-suited for boutique or specialty retail/service users
- Dense, established Midtown trade area with strong daily traffic counts along both Grant Road and Alvernon Way

TRAFFIC COUNTS

Grant Rd	32,262 VPD (2025)
Alvernon Way	25,487 VPD (2025)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	20,977	\$65,396	3,950
3 Miles	113,367	\$88,955	65,972
5 Miles	273,185	\$91,743	165,692

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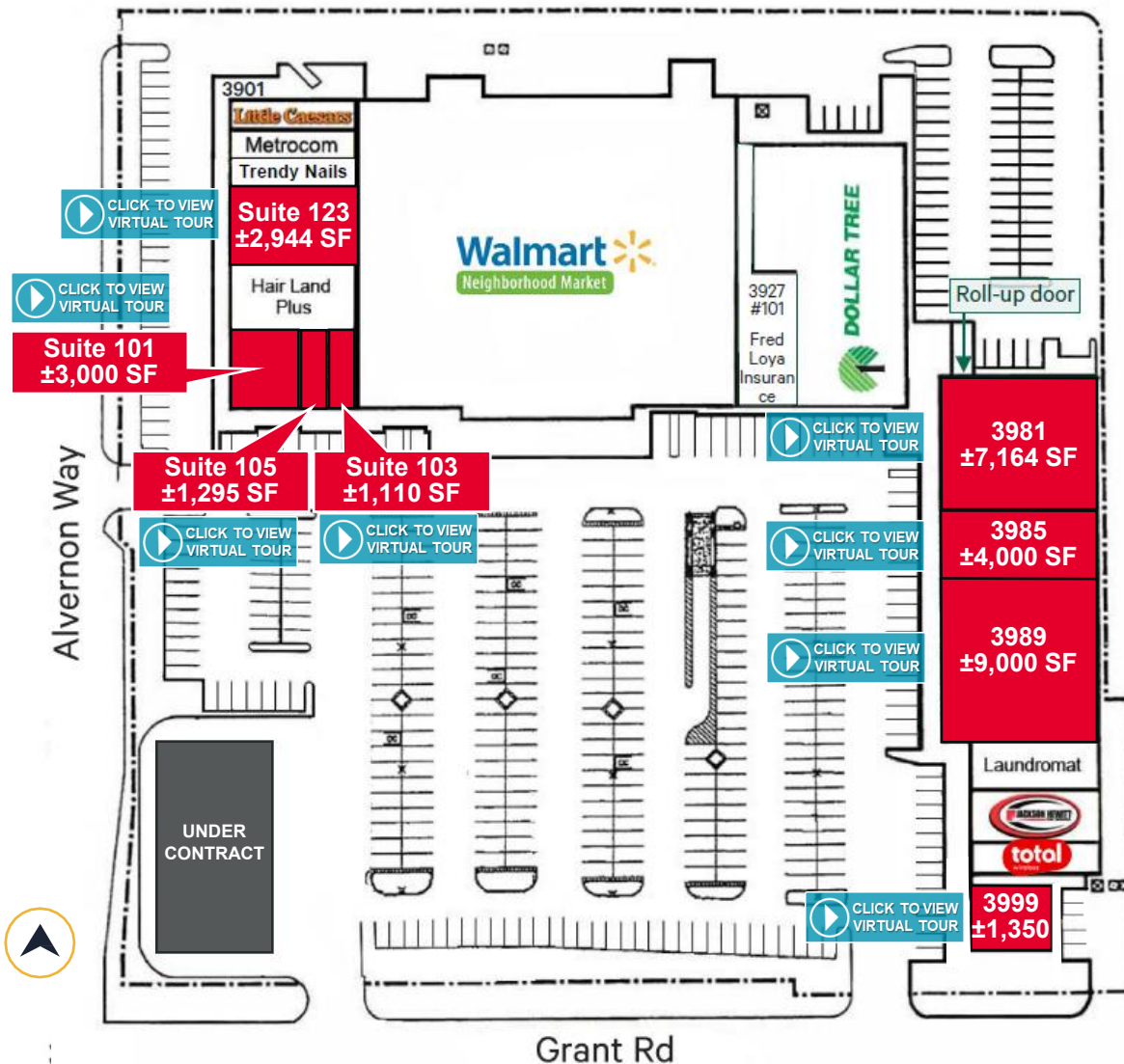
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SITE PLAN



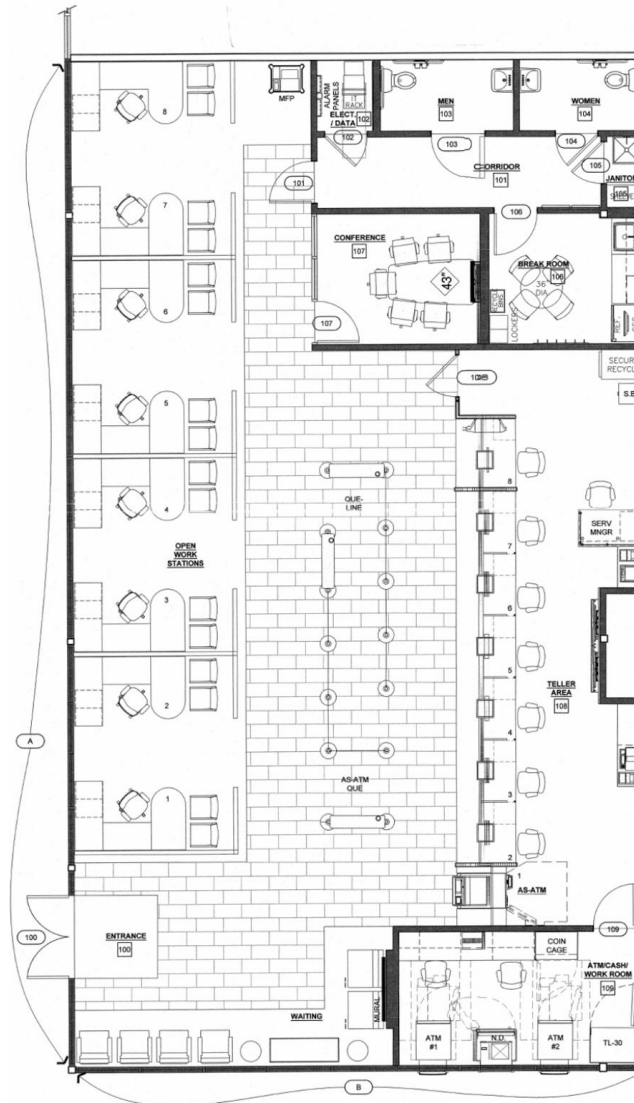
SUITE	TENANT	SF
3901 E Grant Rd:		
Suite 131	Little Caesars Pizza	±1,494
Suite 125	Metrocom	±1,380
Suite 119	Trendy Nails	±1,382
Suite 123	AVAILABLE	±2,944
Suite 107	Hair Land Plus	±2,500
Suite 101	AVAILABLE	±3,000
Suite 103	AVAILABLE	±1,110
Suite 105	AVAILABLE	±1,295
3925 E Grant Rd	Walmart	±42,685
3927 E Grant Rd:		
Suite 101	Fred Loya Insurance	±2,692
Suite 125	Dollar Tree	±12,038
3981 E Grant Rd	AVAILABLE	±7,164
3985 E Grant Rd	AVAILABLE	±4,000
3989 E Grant Rd	AVAILABLE	±9,000
3993 E Grant Rd	Laundromat	±2,200
3995 E Grant Rd	Jackson Hewitt	±2,600
3997 E Grant Rd	Total Wireless	±1,600
3999 E Grant Rd	AVAILABLE	±1,350
2402 N Alv. Way	UNDER CONTRACT	±2,693

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FLOOR PLAN – 3901 E GRANT SUITE 101



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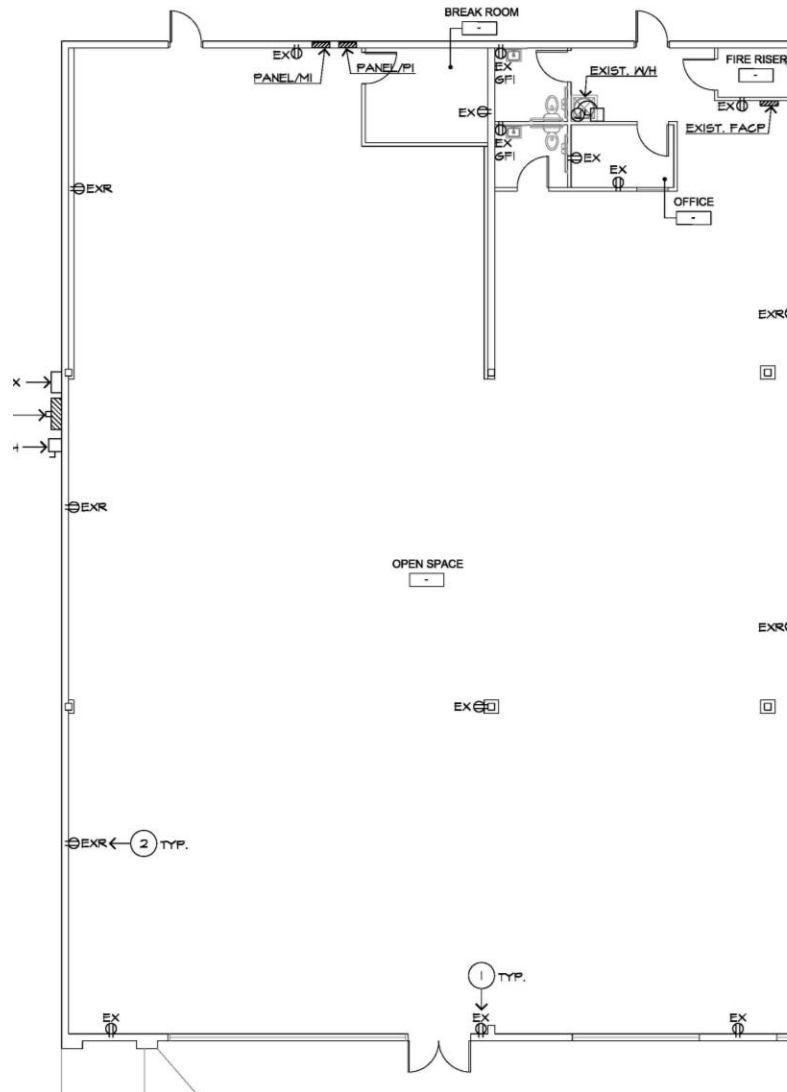
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FLOOR PLAN – 3981 E GRANT



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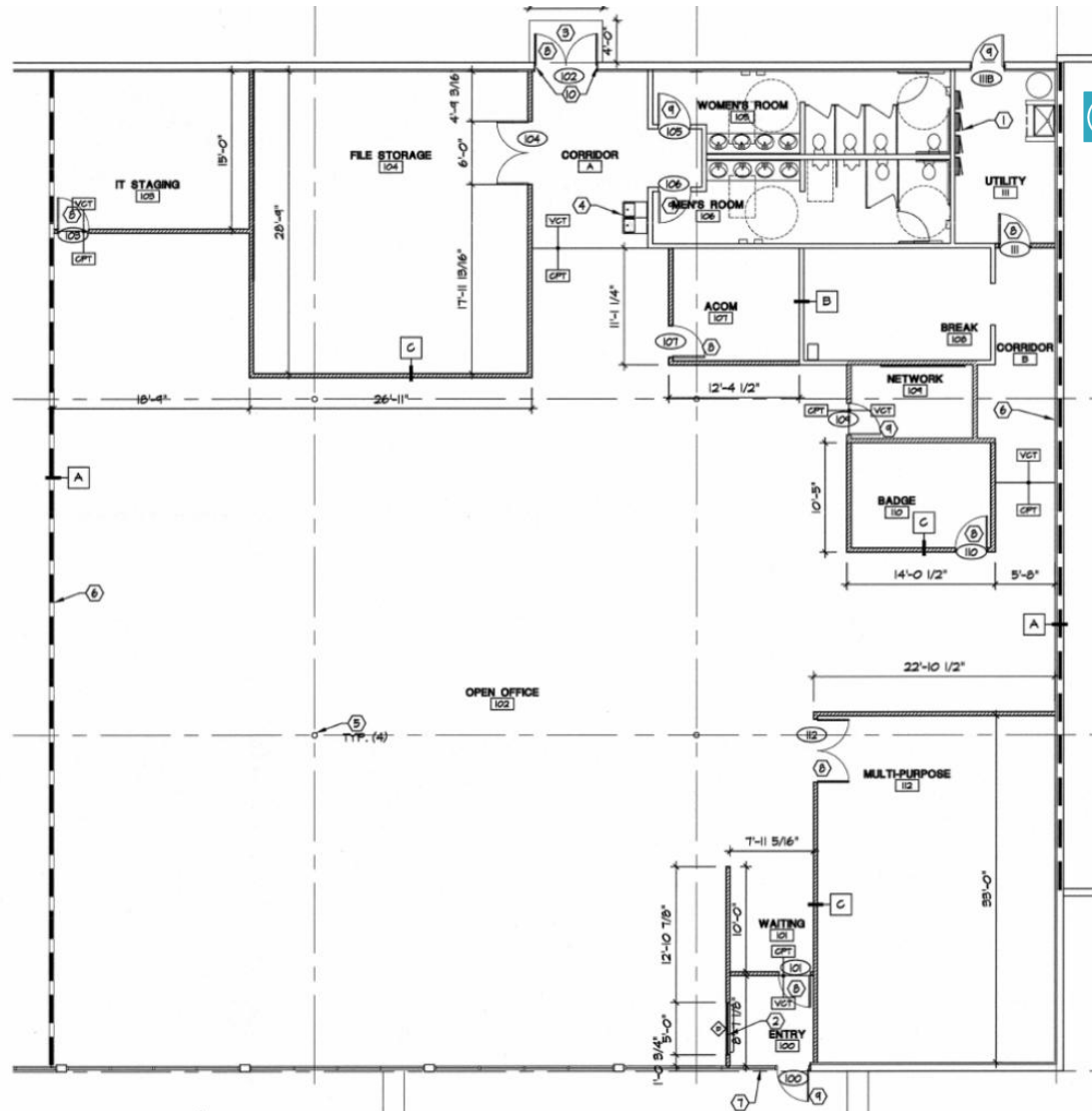
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FLOOR PLAN – 3989 E GRANT



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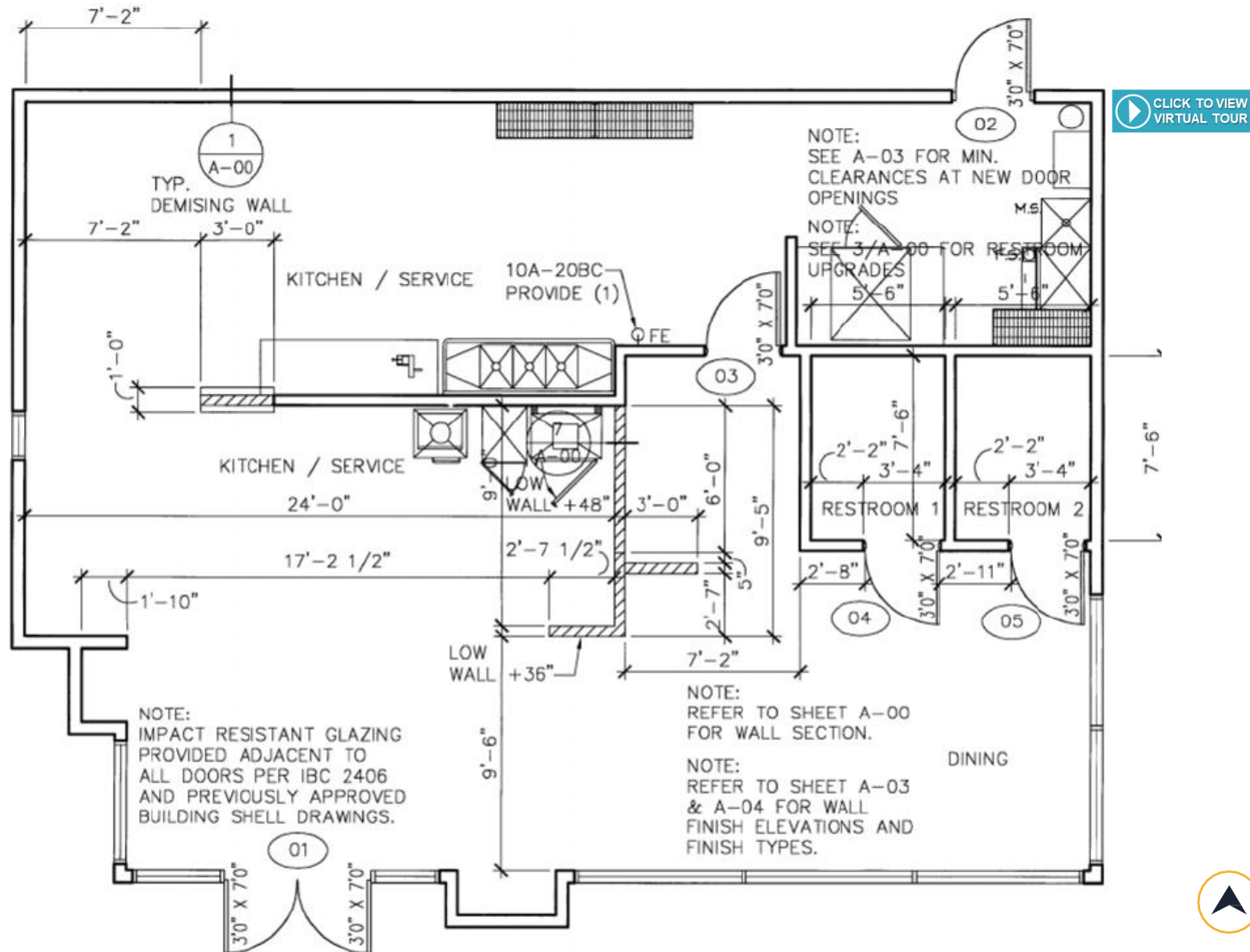
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FLOOR PLAN – 3999 E GRANT



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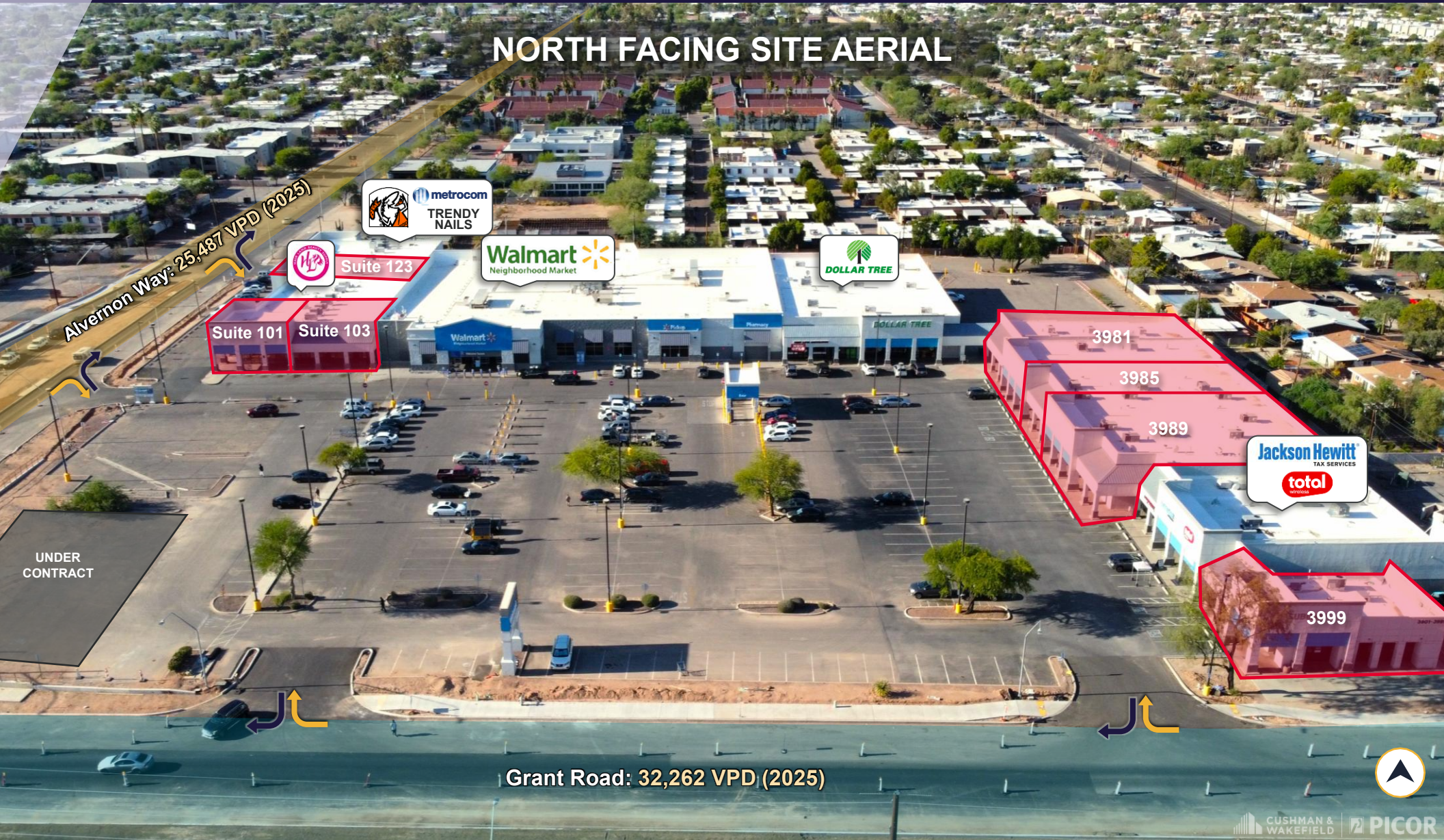
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NORTH FACING SITE AERIAL

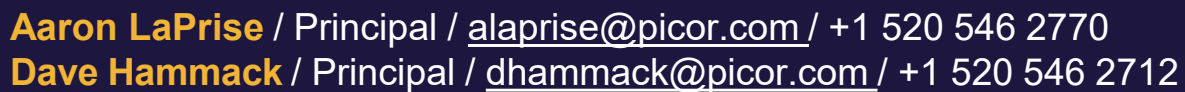


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