

4825 N. 1ST AVENUE

TUCSON, AZ 85718



For Lease | Freestanding Building

WE ARE
THE CENTER
OF RETAIL



Rob Tomlinson / rtomlinson@picor.com
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RETAIL SPACE

2,757 SF

LEASE RATE

\$15.00/SF, NNN

LOT SIZE

±16,000 SF (0.37 acres)

PROPERTY TAXES

\$7,312.91 (2019)

NEIGHBORING TENANTS

Walgreens, Culver's, Best Buy, Walmart, Petco, OfficeMax, Beall's Outlet & More

COMMENTS

- Freestanding building with immediate availability
- Prominent monument signage with excellent exposure to 1st Avenue and visible from River Road
- Close proximity to Tucson Mall, Auto Mall and foothills



NEIGHBORHOOD DEMOGRAPHICS



	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	10,631	\$68,666	6,699	\$135.3 M
3 Miles	94,646	\$69,900	49,662	\$1.12 B
5 Miles	231,294	\$70,156	124,285	\$2.65 B

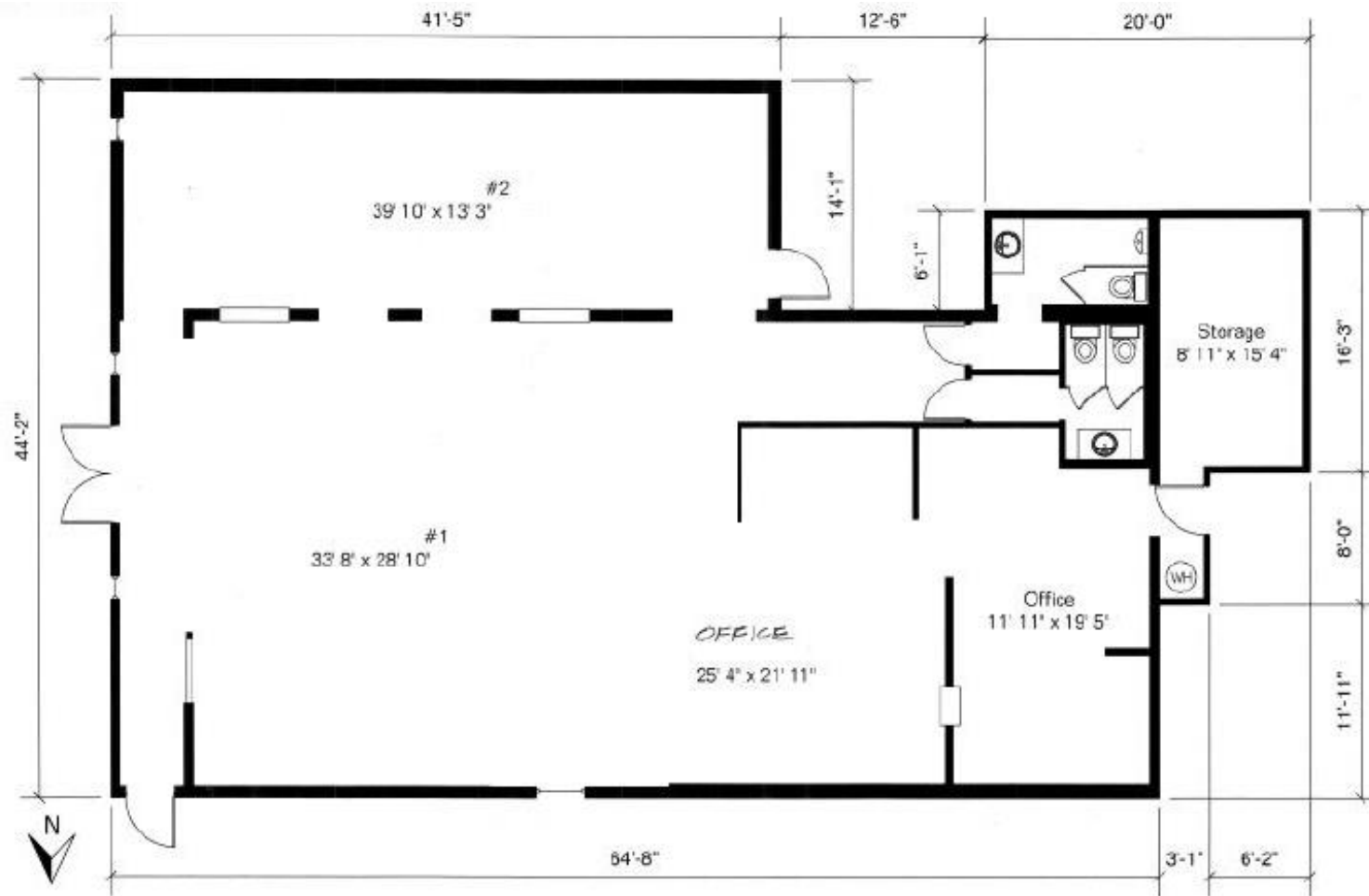
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FLOOR PLAN



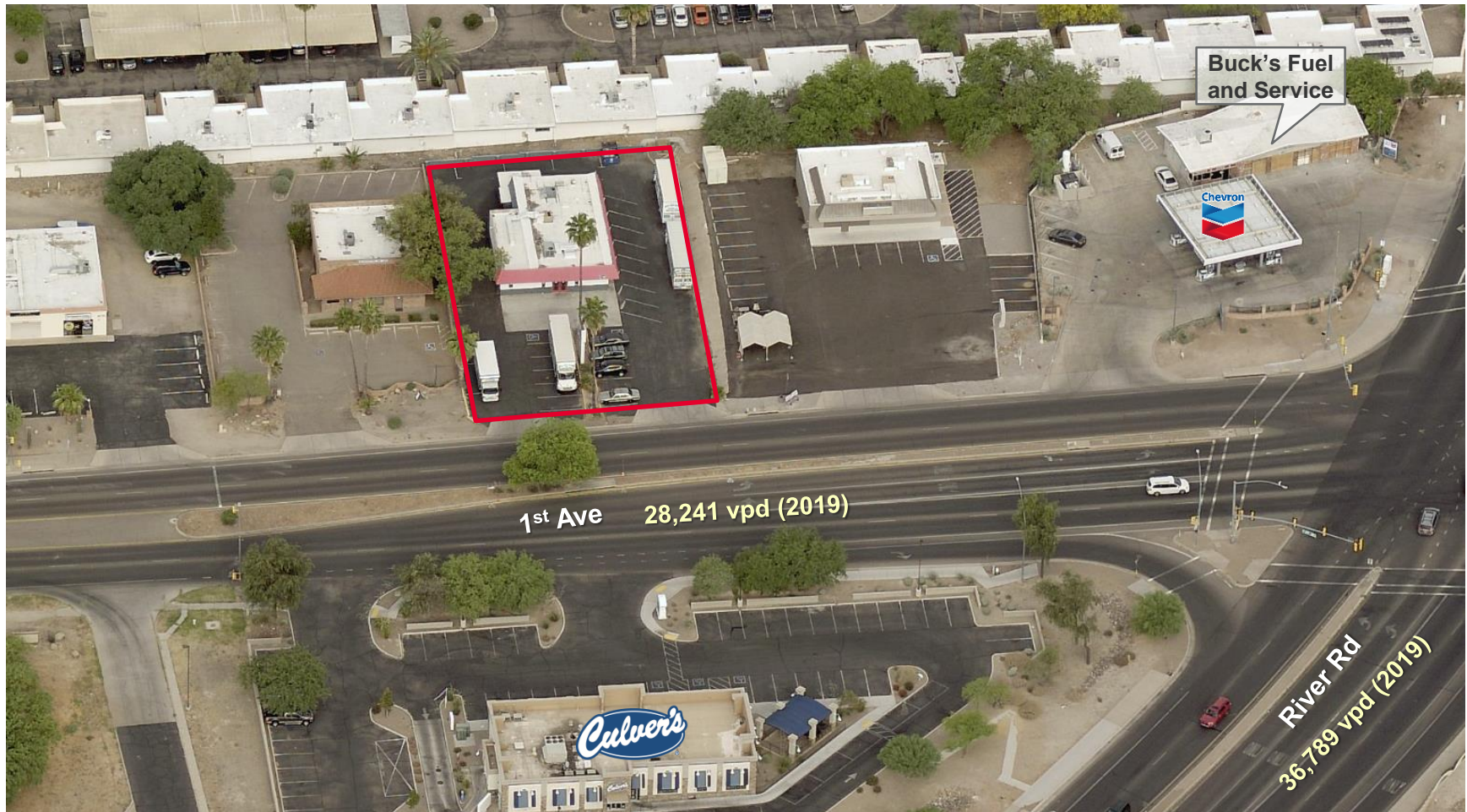
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AERIAL MAP



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