

2024-2026 S. CRAYCROFT RD

TUCSON, AZ 85711



CUSHMAN &
WAKEFIELD



PICOR

For Lease | Retail/Office

WE ARE
THE CENTER
OF RETAIL

AVAILABLE ±4,750 SF
DIVISIBLE



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RETAIL SPACE

±4,750 SF (Divisible)

LEASE RATE

\$10.00/ SF, NNN

NNN CHARGES

\$3.50/ SF

ZONING

C-2, City of Tucson

NEIGHBORING TENANTS

Walmart Neighborhood Market, Vantage West Credit Union, QuikTrip, Mama Louise's Italian Restaurant, & More

COMMENTS

- Great visibility
- Monument signage available
- Located 3/10th of a mile from Davis-Monthan Air Force Base main gate
- Great for the cost-conscious tenant
- Traffic counts on Craycroft Rd is 23,707 VPD (2021)



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	13,631	\$47,602	2,248	\$105.96 M
3 Miles	91,817	\$58,360	47,319	\$883.65 M
5 Miles	260,048	\$60,010	128,326	\$2.59 B

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AERIAL



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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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