

6601 E. GRANT ROAD

GRANT & TANQUE VERDE RDS, TUCSON, AZ



For Lease | Retail Shops | 100% Leased

WE ARE
THE CENTER
OF RETAIL



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CUSHMAN &
WAKEFIELD



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RETAIL SPACE

100% Leased

ZONING

C-1 & C-2, City of Tucson

TRAFFIC COUNTS

Grant Rd: 42,698 VPD

Tanque Verde Rd: 41,659 VPD

NEIGHBORING TENANTS

Target, Albertson's, Starbucks, Chipotle, Southern Arizona Urgent Care, Mattress Firm, Chick-fil-A, McDonald's, Costco, Zinburger, & More

COMMENTS

- Excellent visibility and access
- Convenient eastside location
- Across from Target and Albertsons
- Next to first class users

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	9,444	\$77,477	10,006	\$136.04 M
3 Miles	89,833	\$71,154	54,551	\$1.16 B
5 Miles	246,997	\$73,842	99,006	\$3.06 B

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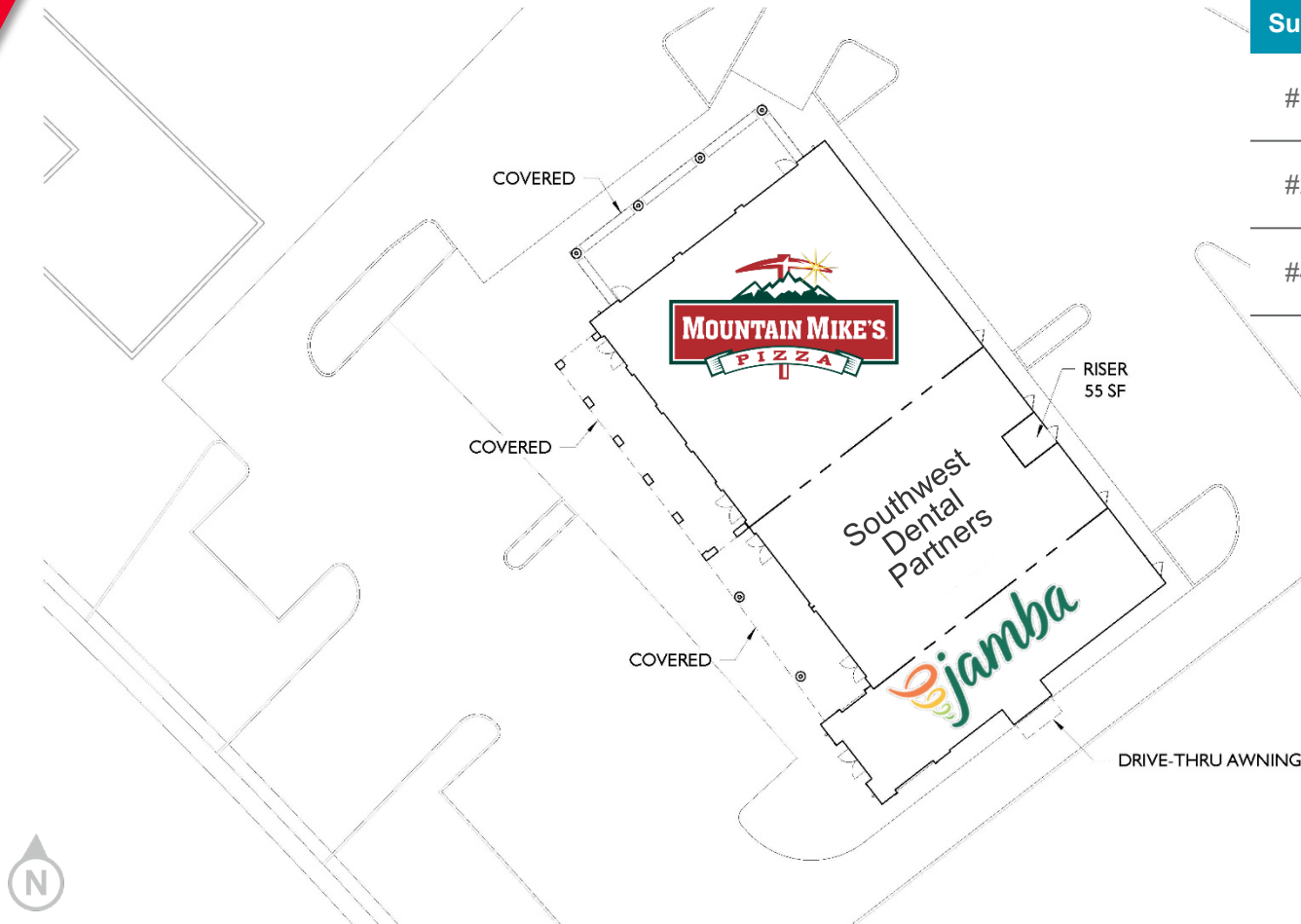


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SITE PLAN



Suite	Tenant	Size (SF)
#1	Mountain Mike's Pizza	3,300
#2	Southwest Dental Partners	2,530
#4	Jamba Juice	1,500

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