

ASPIRE TUCSON

UNIVERSITY OF ARIZONA CAMPUS
950 N. TYNDALL AVE, TUCSON, AZ 85719

For Lease | Turn-Key Bank Branch Facility



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OF RETAIL



Available Q2 2022

Aaron LaPrise / alaprise@picor.com / +1 520 546 2770
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ASPIRE TUCSON

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RETAIL SPACE

3,500 SF

LEASE RATE

Contact Agent

ADDITIONAL CHARGES

Property Taxes: ±\$1,500/mo

Operating Expenses: ±\$500/mo

NEIGHBORING TENANTS

Starbucks, Chipotle, Frog & Firkin, Gentle Ben's, Panera Bread, Dunkin Donuts, Jack in the Box, Marriott University, & More

COMMENTS

- Turn-Key Bank Branch, Available Q2 2022
- Brand new tenant improvements installed 2020
- Space located beneath Aspire Tucson, a new 150 unit/505 beds student housing tower completed in 2019
- Underground parking, 10 spots designated for retail traffic



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	21,235	\$47,258	16,629	\$147.01 M
3 Miles	123,745	\$53,893	90,766	\$1.13 B
5 Miles	282,078	\$57,387	182,153	\$2.71 B

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WEST FAÇADE



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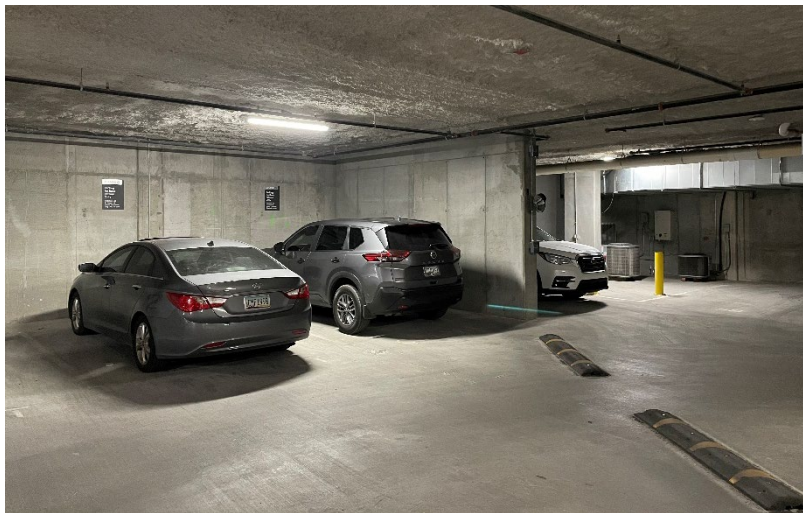


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INTERIOR PHOTOS



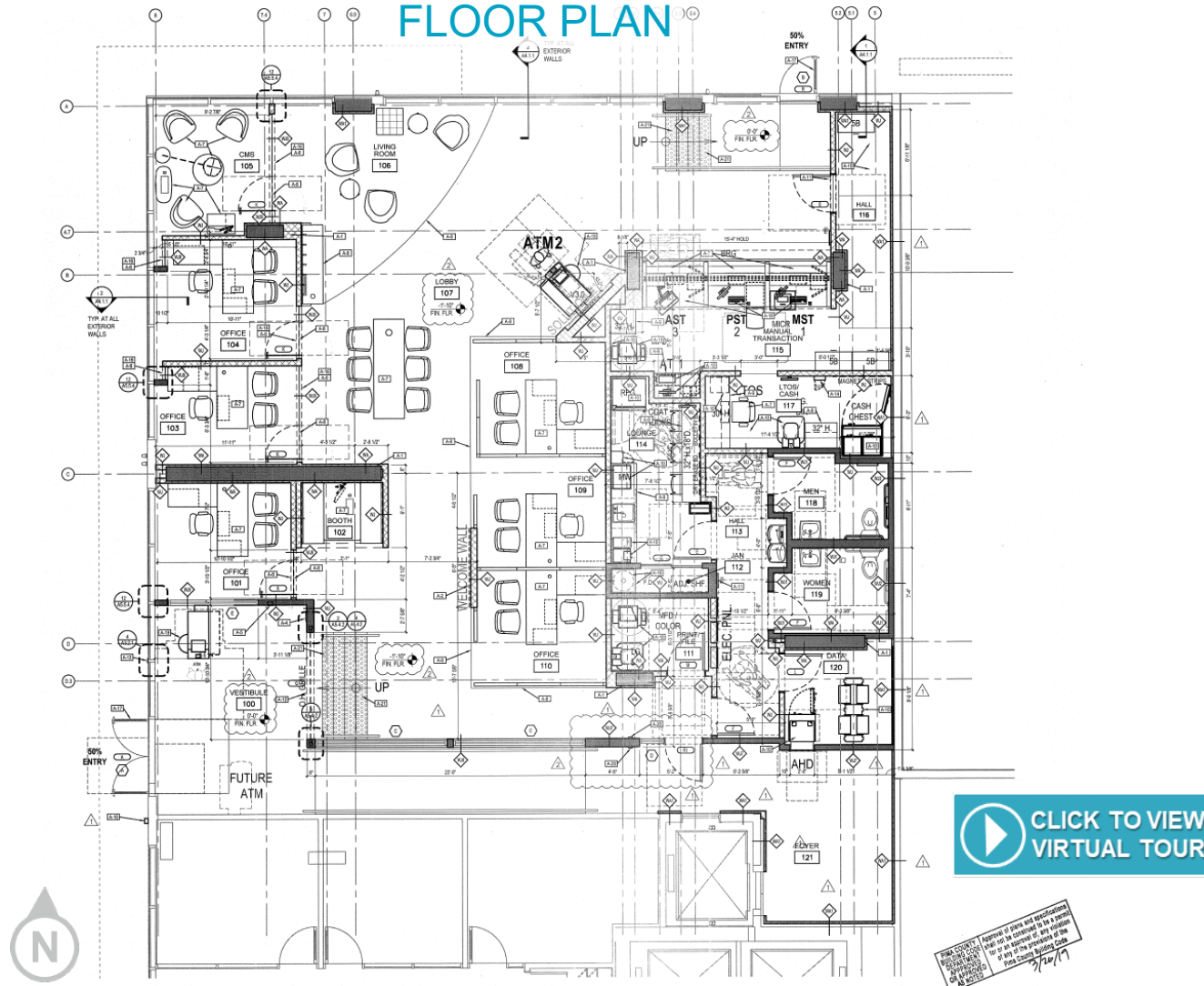
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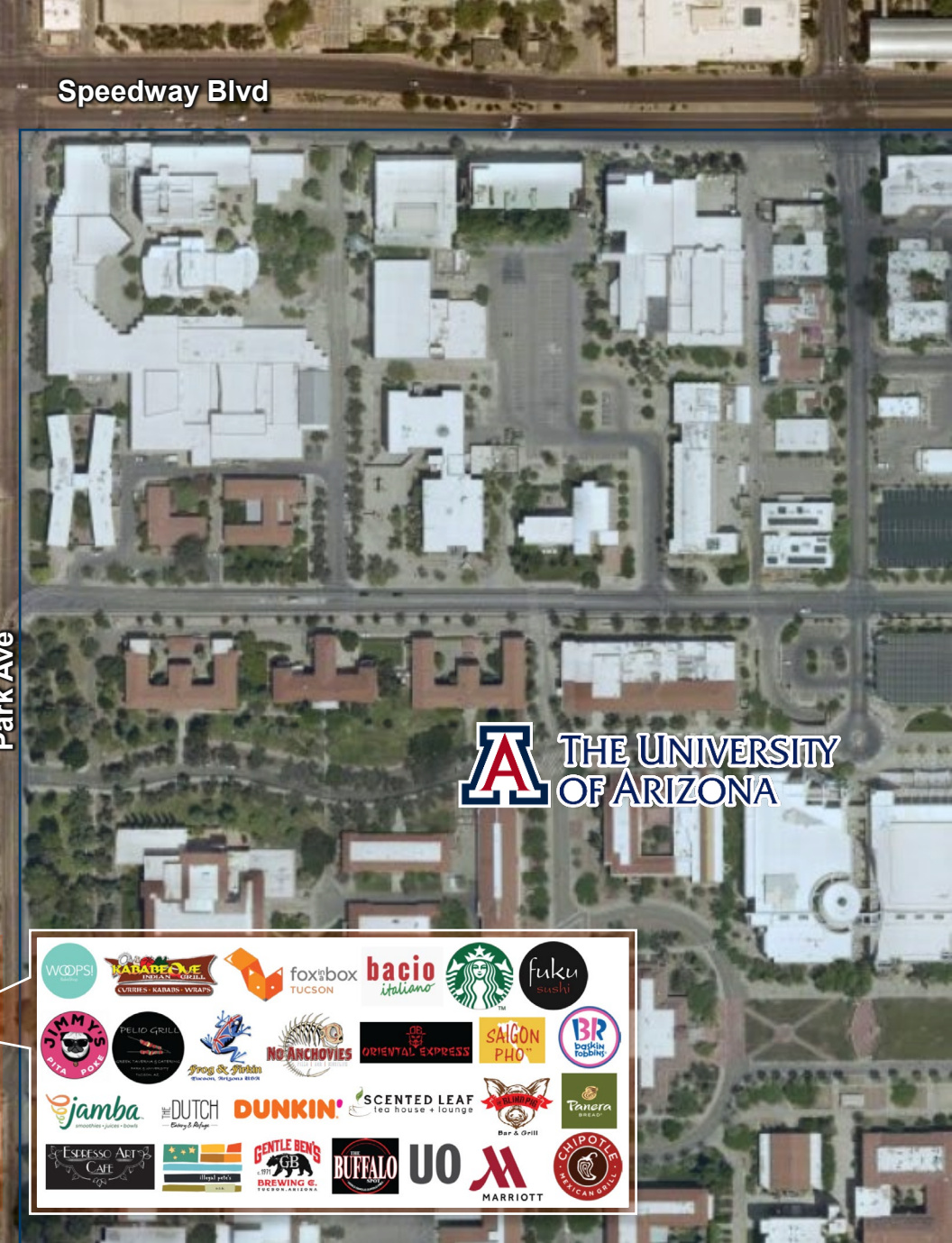
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FLOOR PLAN



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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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