

5450 E. 5TH STREET

SW CORNER OF 5TH ST/CRAYCROFT RD, TUCSON, AZ



For Lease | Retail or Office

WE ARE
THE CENTER
OF RETAIL



Aaron LaPrise / alaprise@picor.com / +1 520 546 2770
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CUSHMAN &
WAKEFIELD



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RETAIL SPACE

±960 SF

LEASE RATE

\$1,500/Month/Gross

ZONING

C-1, City of Tucson

COMMENTS

- Join Culture Market, with 10 years of industry leading experience
- Flexible floor plan
- Parking lot re-sealed/re-striped (2022)
- New interior/exterior paint (2022)
- Can accommodate retail or office
- Monument sign
- Traffic counts on 5th St 15,511 VPD (2021), Craycroft Rd 30,137 VPD (2021)



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	13,391	\$53,488	14,382	\$166.84 M
3 Miles	114,732	\$60,067	66,550	\$1.4 B
5 Miles	259,817	\$66,262	139,283	\$3.26 B

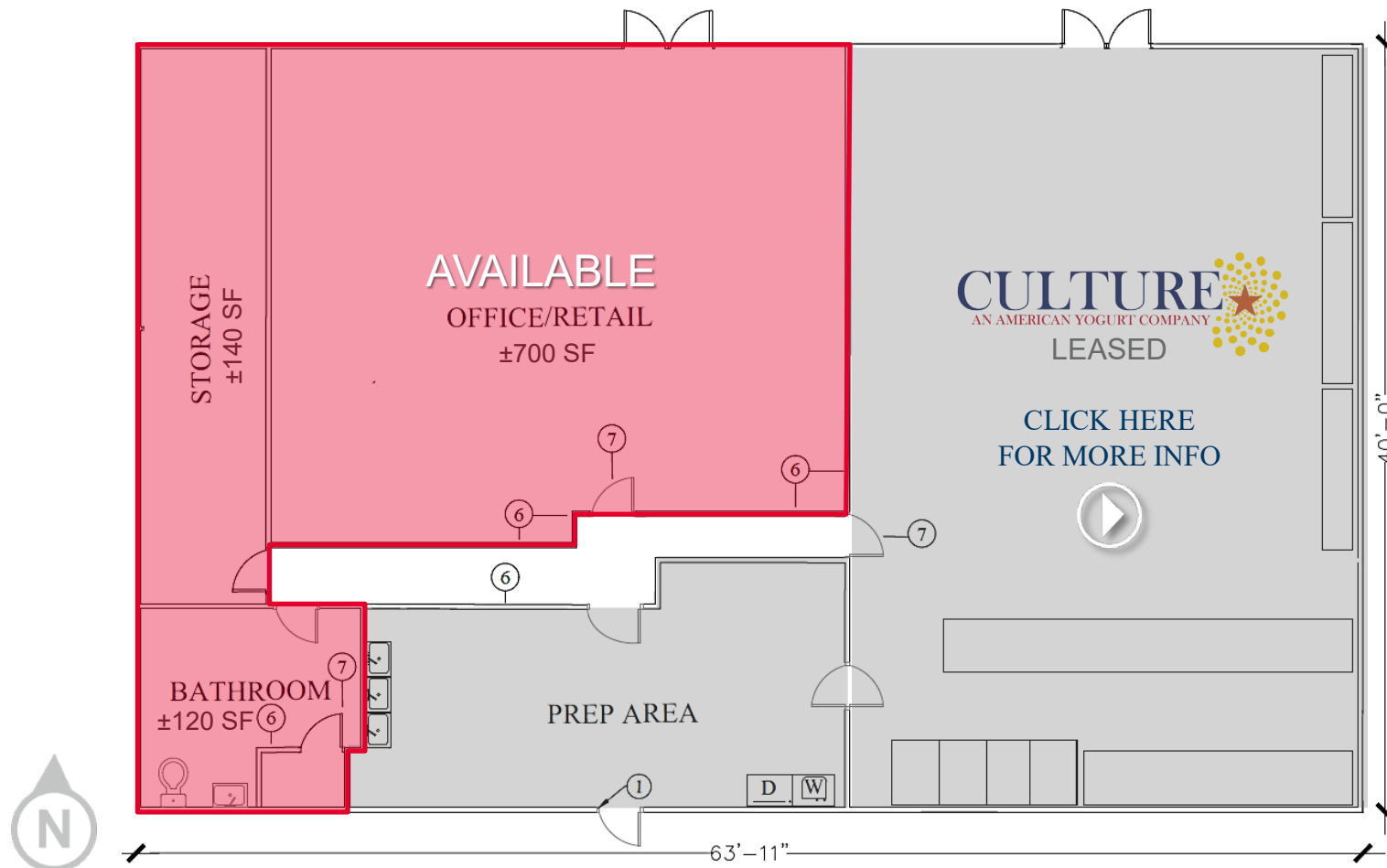
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FLOOR PLAN



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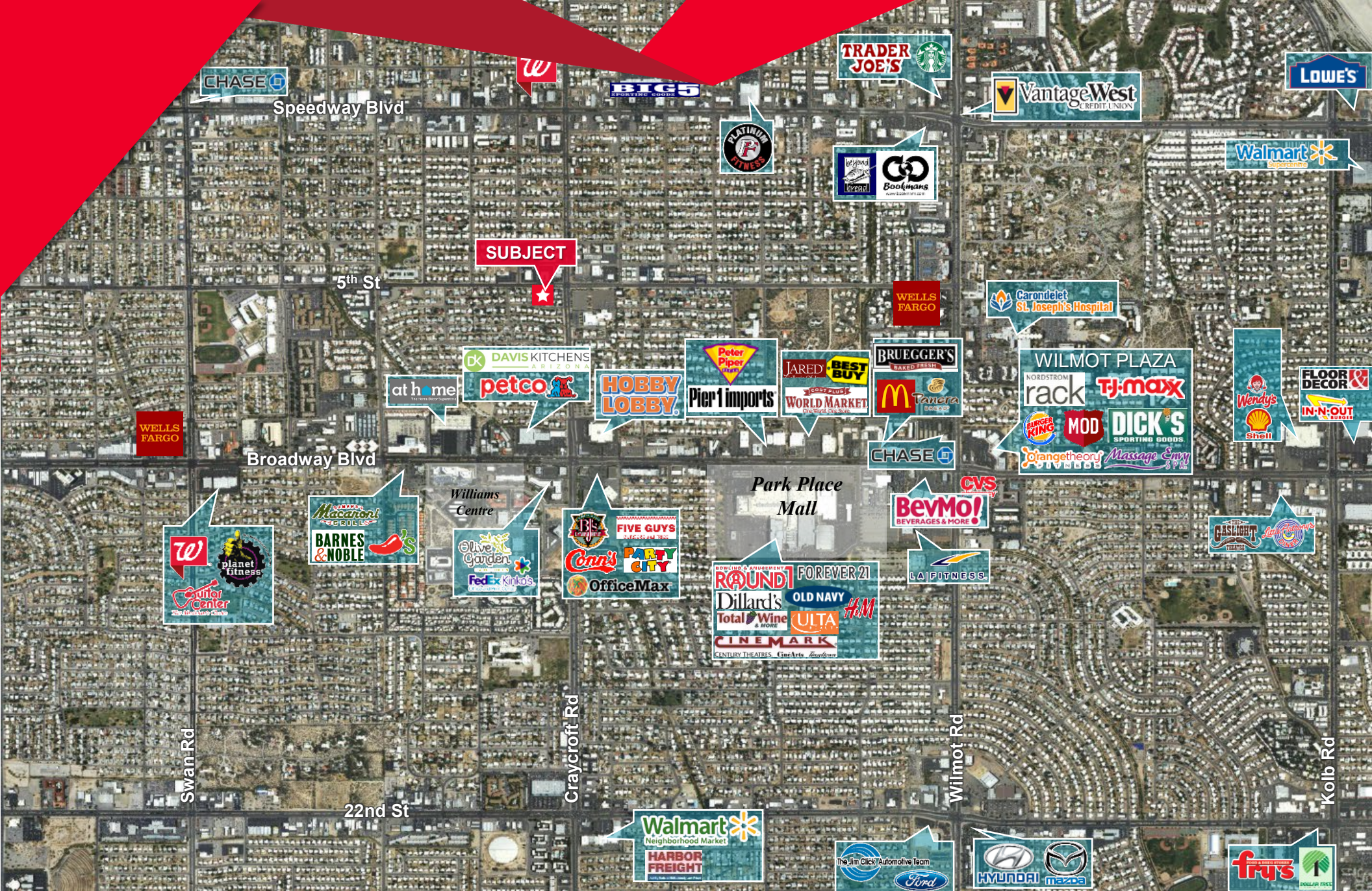
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AERIAL



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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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