

3832 E. 5TH STREET

TUCSON, AZ 85716



WE ARE
THE CENTER
OF RETAIL

For Lease | Former Persis Hair Salon



Rob Tomlinson / rtomlinson@picor.com / +1 520 546 2757
PICOR.COM

3832 E. 5TH STREET

TUCSON, AZ 85716

RETAIL SPACE

1,000 SF End Cap

LEASE RATE

\$14.00/SF

NNN CHARGES

Est. \$4.03/SF

ZONING

C-1, City of Tucson

NEIGHBORING TENANTS

CVS, Banner University Medicine Family, La Quinta Inn & Suites by Wyndham, El Con Mall & More

COMMENTS

- Great central location near the intersection of Alvernon Way & 5th St
- Left in / left out access
- Abundant parking
- Equipment and furniture available
- Traffic counts on 5th St 14,415 VPD (2021); Alvernon Way 24,557 VPD (2020)



NEIGHBORHOOD DEMOGRAPHICS



	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	13,456	\$62,415	9,465	\$161.25 M
3 Miles	128,330	\$57,598	82,050	\$1.28 B
5 Miles	274,981	\$59,872	185,566	\$2.8 B

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