

6586 & 6590 E. GRANT ROAD

TUCSON, AZ 85715



CUSHMAN &
WAKEFIELD



PICOR

For Lease | Freestanding Retail Building Available

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THE CENTER
OF RETAIL



Dave Hammack / dhammack@picor.com / +1 520 546 2712
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WAKEFIELD



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6586 & 6590 E. GRANT ROAD

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BUILDING SIZE

4,064 SF (Can be divided)

LEASE RATE

\$22.00 / SF

NNN CHARGES

Est. \$6.00 / SF

ZONING

C-1, City of Tucson

NEIGHBORING TENANTS

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

COMMENTS

- Excellent visibility and access
- Convenient eastside location
- Next to Target and Albertsons
- Next to first class users
- Traffic counts on Grant Rd: 42,698 VPD;
Tanque Verde Rd: 41,659 VPD



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	9,626	\$77,646	10,103	\$138.06 M
3 Miles	91,091	\$71,305	55,546	\$1.17 B
5 Miles	248,832	\$73,766	99,567	\$3.07 B

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