

1680 W. IRVINGTON ROAD

TUCSON, AZ 85746



For Lease | New Construction Retail/Office

WE ARE
THE CENTER
OF RETAIL



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CUSHMAN &
WAKEFIELD



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RETAIL SPACE

1,394 SF, 1,427 SF,
Up to 2,821 SF contiguous

LEASE RATE

\$26.00 / SF
Delivery September 2022

NNN CHARGES

\$7.00/SF

ZONING

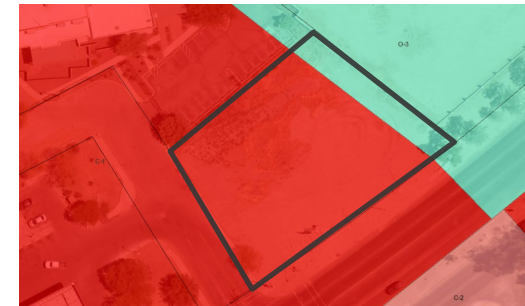
C-1, City of Tucson

NEIGHBORING TENANTS

Home Depot, Ross, Best Buy, Target, Starbucks, Food City,
MOD, Chick-fil-A, Circle K, & More

COMMENTS

- Irvington and I-10 location, just east of The Spectrum regional mall
- New build
- Traffic counts on Irvington Rd 32,885 VPD (2021)



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	12,180	\$62,624	3,748	\$99.14 M
3 Miles	93,152	\$57,630	21,266	\$690.1 M
5 Miles	183,045	\$58,034	90,056	\$1.43 B

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ELEVATION



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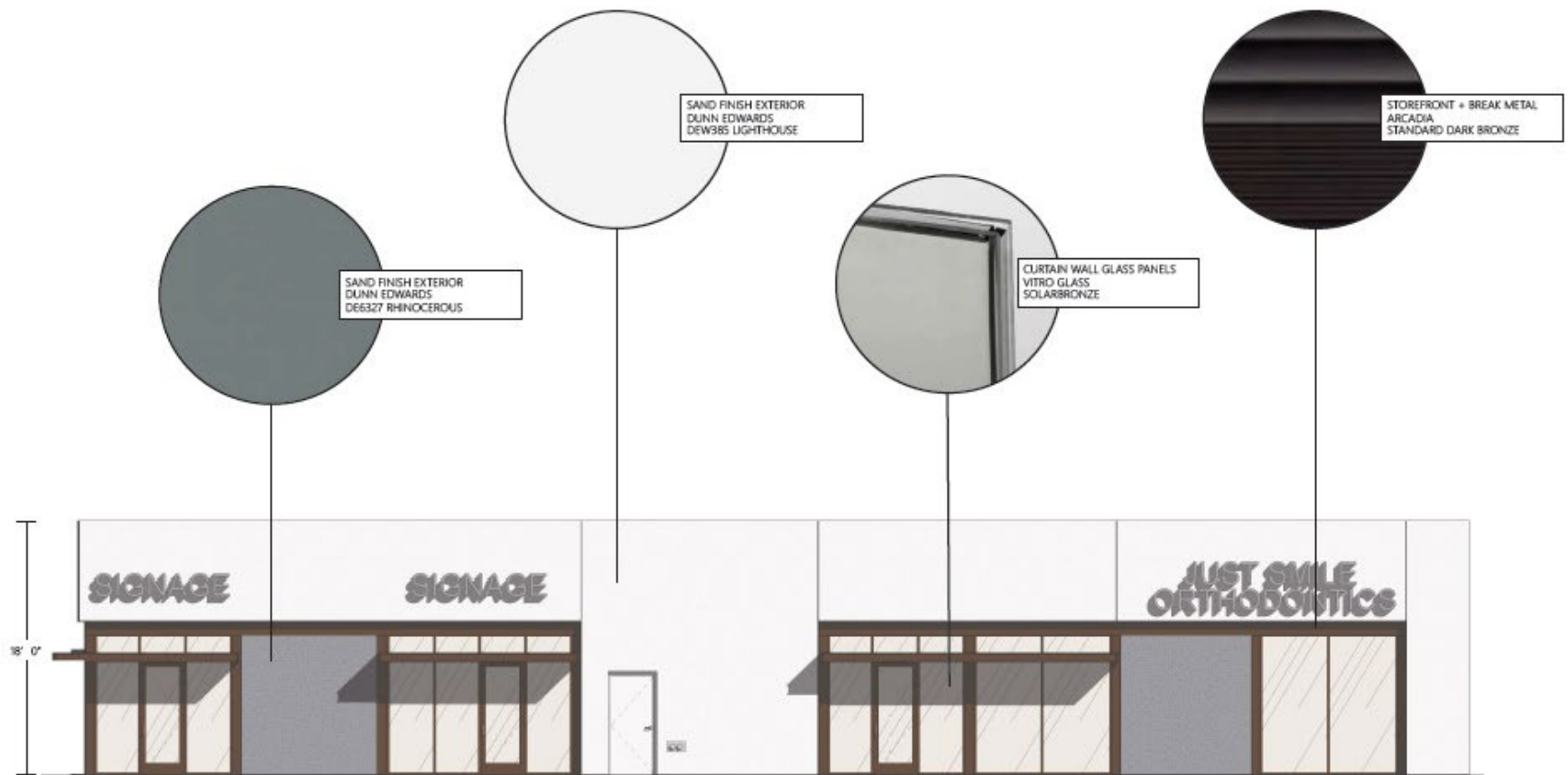


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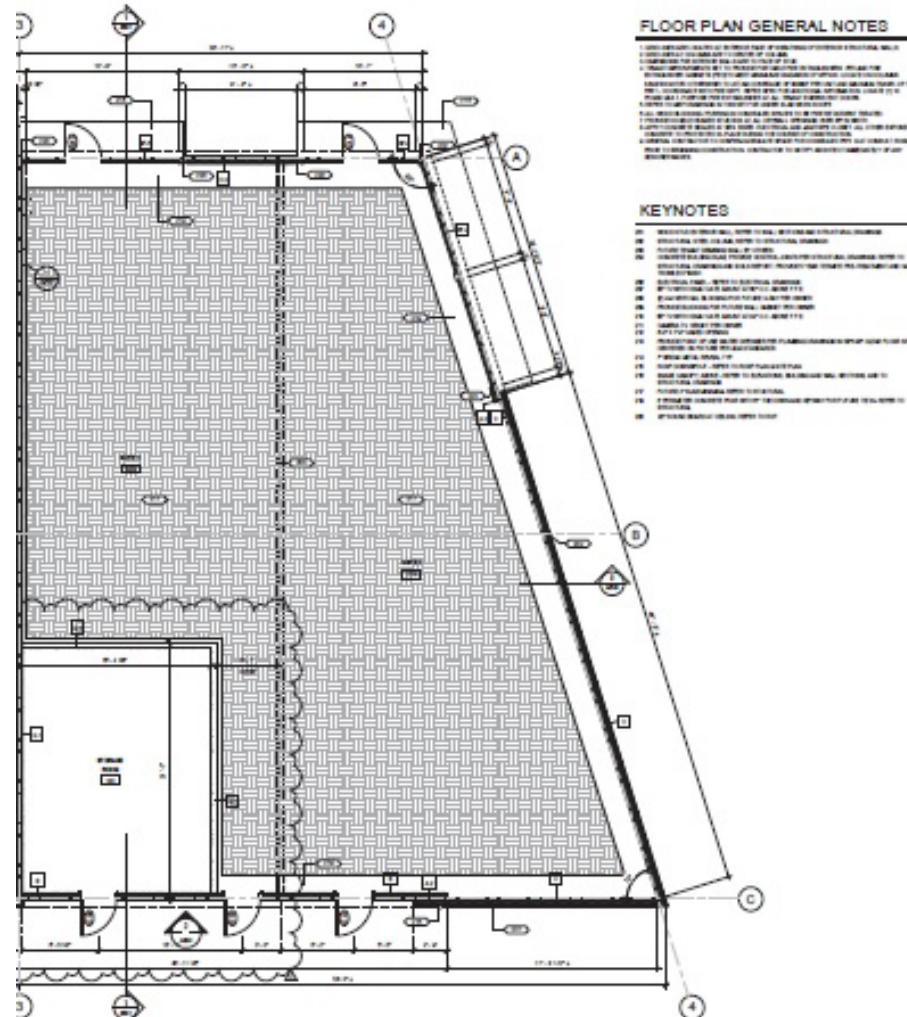


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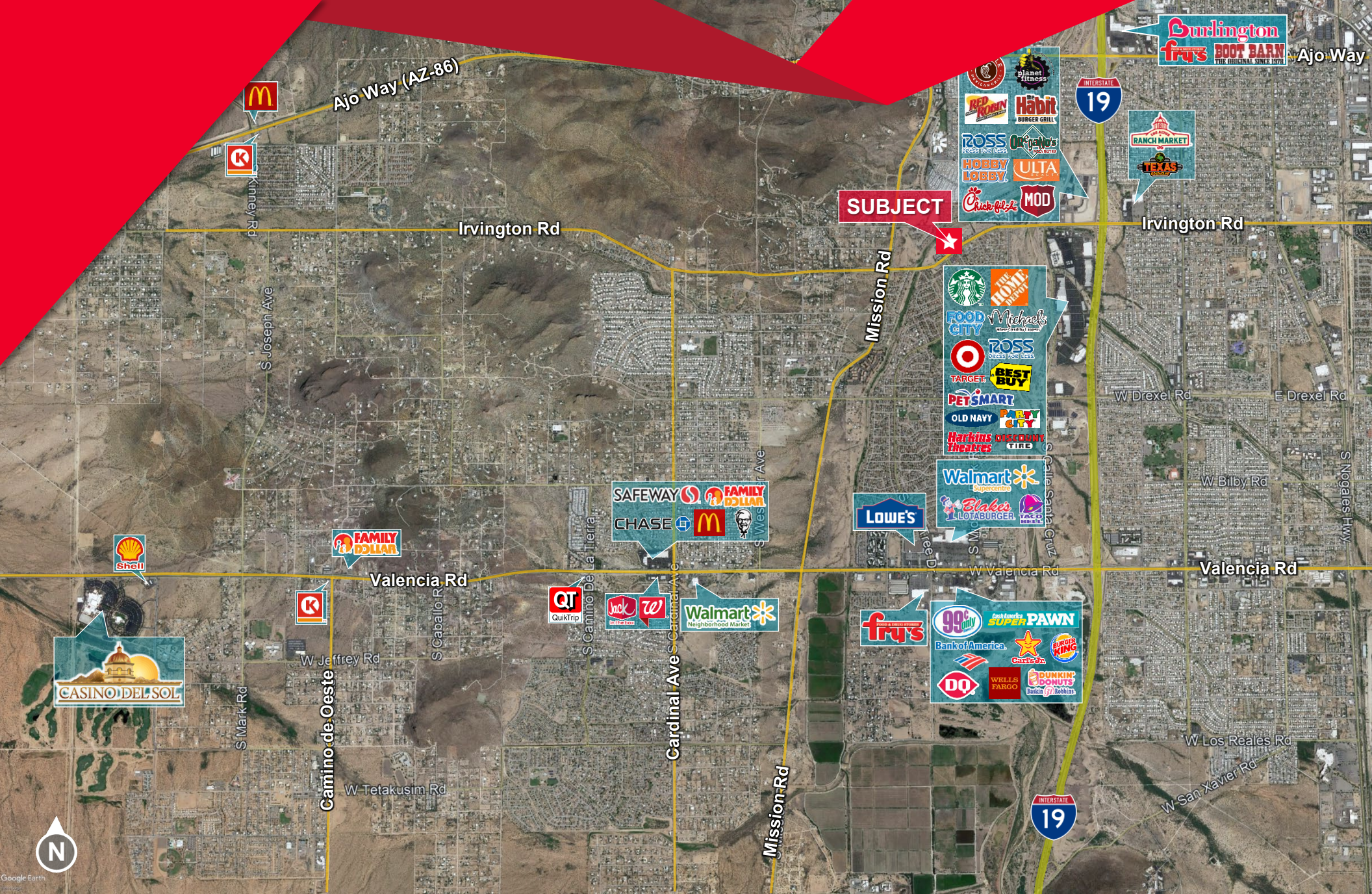
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FLOOR PLAN



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