

5523 E. GRANT ROAD

TUCSON, AZ 85712



For Sale or Lease | Free Standing Building or Redevelopment

WE ARE
THE CENTER
OF RETAIL



Aaron LaPrise / alaprise@picor.com
+1 520 546 2770 / PICOR.COM



CUSHMAN &
WAKEFIELD



PICOR

5523 E. GRANT ROAD

TUCSON, AZ 85712

BUILDING SIZE

±3,000 SF

SALE PRICE

\$1,449,000

LEASE RATE

\$30.00/SF, NNN

LOT SIZE

28,286 SF

ZONING

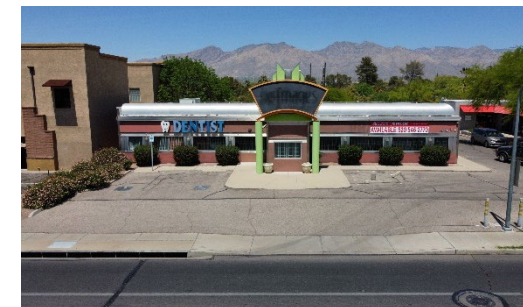
C-1, City of Tucson

NEIGHBORING TENANTS

TMC, Pima Medical, Chuze, Ross, Costco, Bank of America & More

COMMENTS

- Infill redevelopment opportunity
- Turnkey buildout for dental office, but flexible for other retail, medical or professional uses
- Adjacent to TMC medical campus
- Property taxes \$9,852.68
- Traffic counts on Grant Rd 43,364 VPD (2021); Craycroft Rd 27,576 VPD (2021)



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	12,429	\$68,735	11,001	\$151.56 M
3 Miles	98,445	\$69,229	60,901	\$1.23 B
5 Miles	262,439	\$71,877	127,404	\$3.17 B

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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
5/3/2022
Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



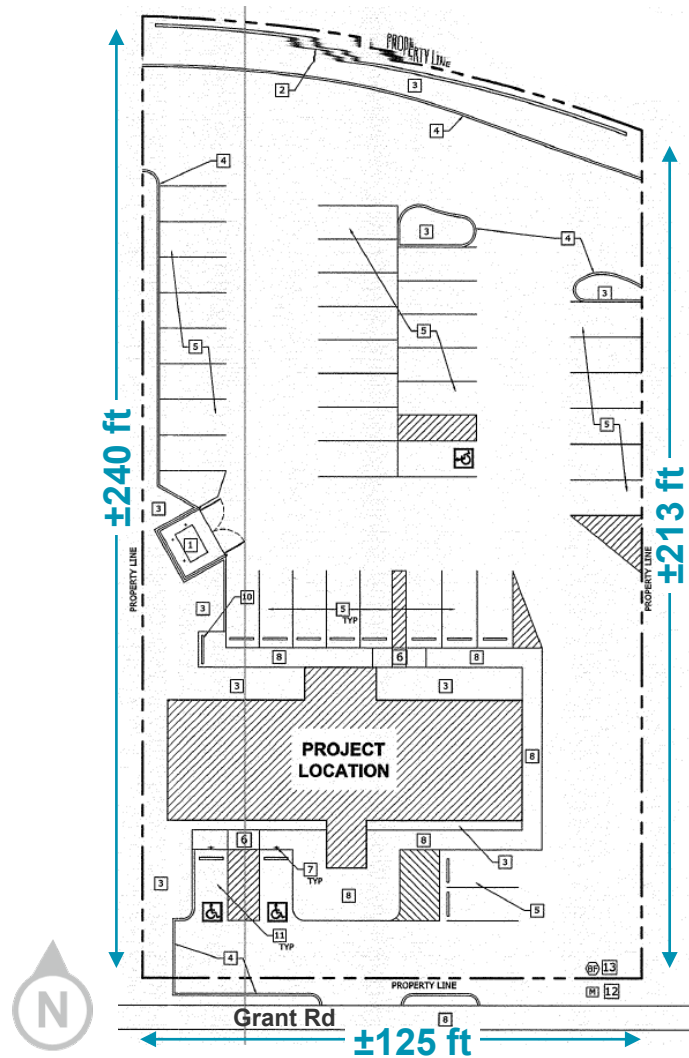
CUSHMAN &
WAKEFIELD



PICOR

5523 E. GRANT ROAD

TUCSON, AZ 85712



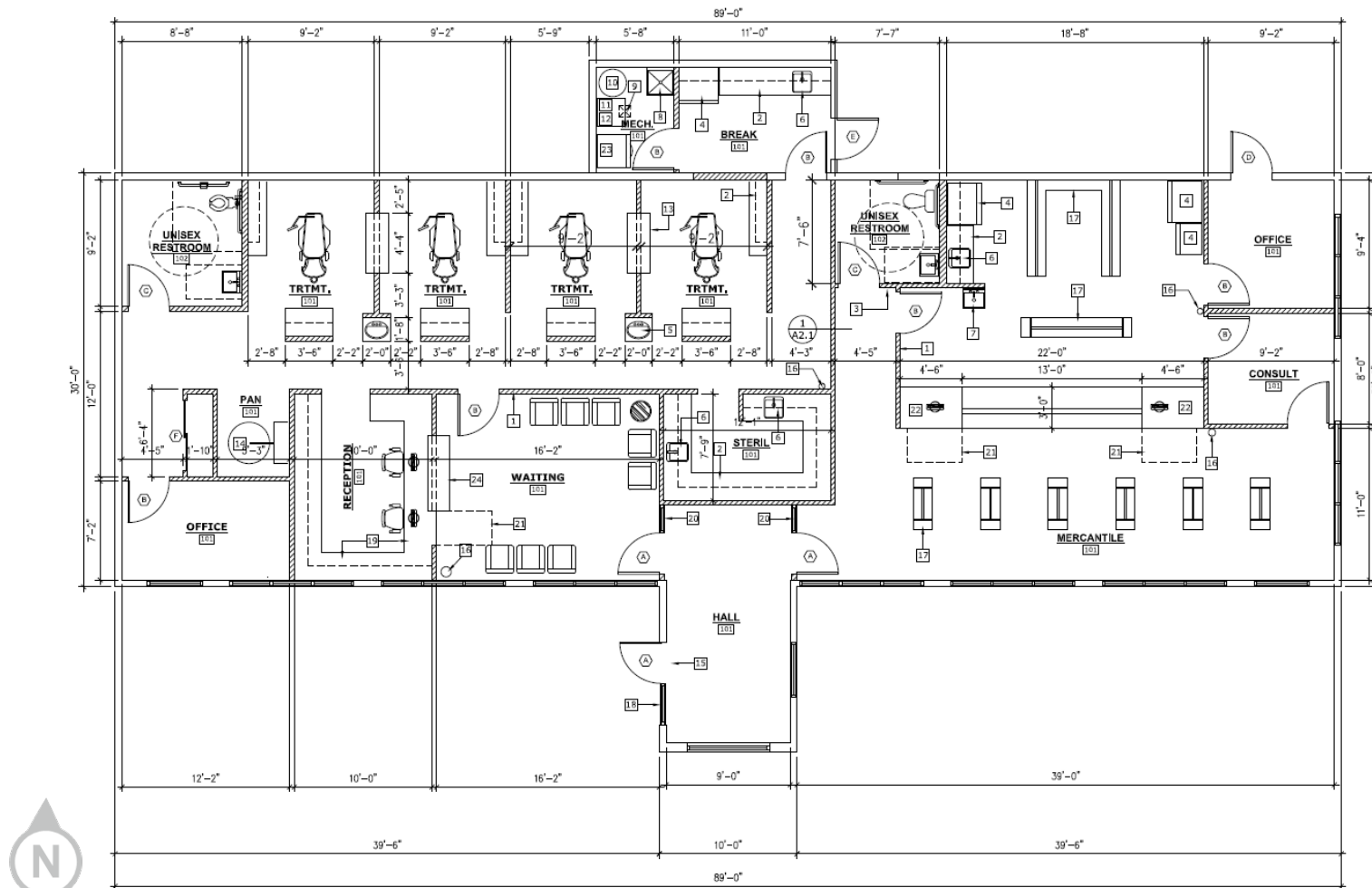
Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
5/3/2022
Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

5523 E. GRANT ROAD

TUCSON, AZ 85712

FLOOR PLAN



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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
 5/3/2022
 Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



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



CUSHMAN & WAKEFIELD



PICOR

WE ARE THE CENTER OF RETAIL

PICOR.COM

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.

5/3/2022