

2425 N. TUCSON BLVD

TUCSON, AZ 85716



For Lease | Available

WE ARE
THE CENTER
OF RETAIL



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2425 N. TUCSON BLVD

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RETAIL SPACE

±1,263 SF, ±1,784 SF
(can be combined to ±3,047 SF)

LEASE RATE

From \$12.00/SF

NNN CHARGES

\$4.00/SF

ZONING

C-3, City of Tucson

NEIGHBORING TENANTS

Culinary Dropout, Chevron, Snooze, Orange Theory, Tucson Association of Realtors & More

COMMENTS

- Located just west of Culinary Dropout with extreme traffic counts
- ±1,263 SF built out coffee roasting space with drive-thru
- ±1,784 SF large open area with high ceilings
- Highly visible
- Traffic counts on Tucson Blvd 11,744 VPD (2021); Grant Rd 36,331 VPD (2021)



NEIGHBORHOOD DEMOGRAPHICS



	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	15,389	\$60,803	12,735	\$176.67 M
3 Miles	139,124	\$55,081	88,485	\$1.39 B
5 Miles	275,924	\$61,983	185,410	\$2.88 B

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