

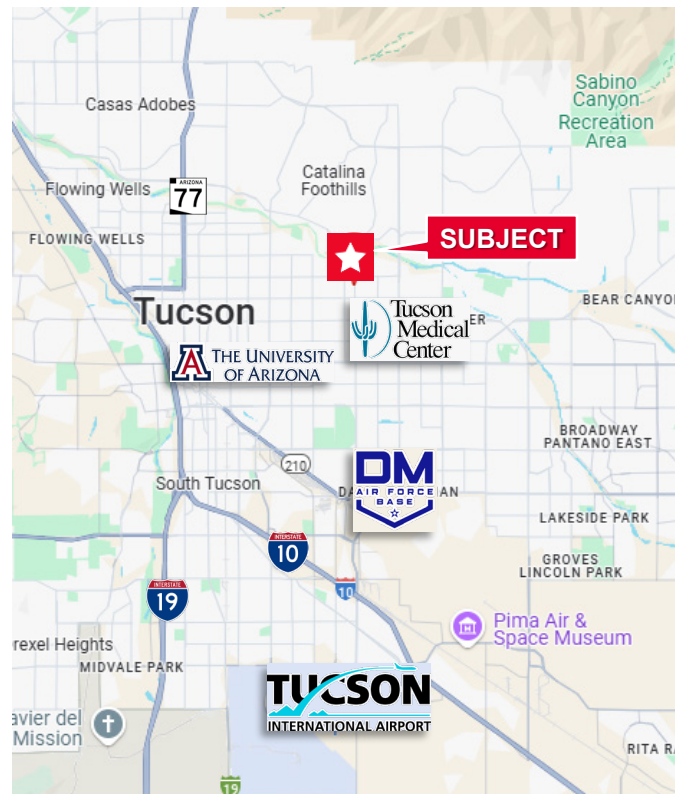


**STOREFRONT RETAIL/ OFFICE**

**1,740 SF Storefront Retail/Office Space**  
**Lease Rate: \$2,320 Per Month**

**Property Highlights**

- Showroom / office / warehouse
- Roll up door
- Alvernon frontage – 18,625 VPD (2024)



**Kameron Norwood**  
**Investment Sales & Leasing**  
+1 520 360 8510  
[knorwood@picor.com](mailto:knorwood@picor.com)

**PICOR Commercial Real Estate Services**  
5151 E. Broadway Blvd, Suite 115  
Tucson, Arizona 85711  
phone: +1 520 748 7100  
[picor.com](http://picor.com)





Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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.

3/5/2025





FOR LEASE

3063 N Alvernon Way

Tucson, Arizona 85712



Alvernon Way 18,625 VPD (2024)



*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

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.

3/5/2025



**Trade Map**



**Kameron Norwood**  
**Investment Sales & Leasing**  
 +1 520 360 8510  
[knorwood@picor.com](mailto:knorwood@picor.com)

**PICOR Commercial Real Estate Services**  
 5151 E. Broadway Blvd, Suite 115  
 Tucson, Arizona 85711  
 phone: +1 520 748 7100  
[picor.com](http://picor.com)