

# 8090 N NORTHERN AVE

TUCSON, AZ



For Sale DO NOT DISTURB TENANT |  $\pm 13,412$  SF

WE ARE  
THE CENTER  
OF RETAIL



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CUSHMAN &  
WAKEFIELD



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# 8090 N NORTHERN AVE

TUCSON, AZ

## AVAILABLE

±13,412 SF

## SALE PRICE

\$2,500,000

## LOT SIZE

2.48 AC

## ZONING

CB-2, City of Tucson

## NEIGHBORING TENANTS

Located Near Oracle & Magee

## TAX PARCEL NOS.

225-14-1790

## COMMENTS

- Great building for a religious group, event center, office, or flex space
- Chapel seating for ±175, multiple meeting rooms, multiple offices
- Large display area
- 6 car garage area plus ±150 parking spaces
- Traffic counts on W Magee Rd 15,414 VPD (2022), Northern Ave 5,883 VPD (2022).



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION



TOTAL RETAIL  
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	5,346	\$98,993	4,028	\$81.66 M
3 Miles	42,146	\$108,760	21,708	\$686.3 M
5 Miles	140,194	\$95,157	64,612	\$1.93 B

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WAKEFIELD

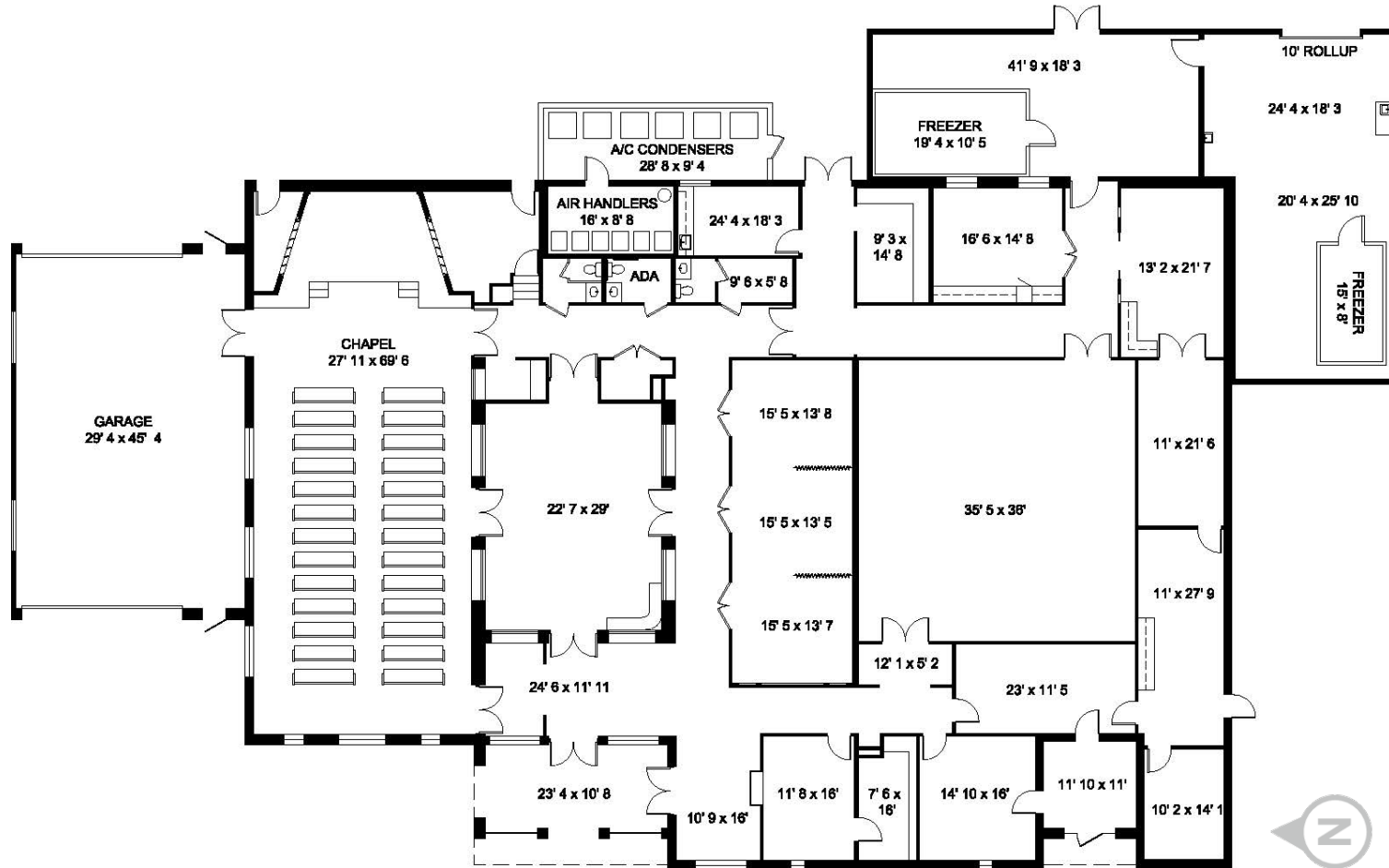


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## FLOOR PLAN / AERIAL



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