

RETAIL / OFFICE


10,000 SF Retail/Office (Demisable)

Lease Rate: \$0.55/SF Modified Gross

***Ask about combined suite rates**

**** First year incentive**

Property Highlights

Zoning	I-1, City of Tucson
Loading	(4) 10'x10' grade level
Power per Suite	200 amp, 240V, Single Phase 220V Outlets
Ceiling Height	14'
Cooling	HVAC & Evap
Property Tax	\$21,719.36 (2019) (Portion)
Utilities	Southwest Gas COT Water/Sewer

Property Features

- Glass store front
- Double row parking available
- Space wired for data
- Adjacent to I-10 & I-19
- Located in South Central Tucson



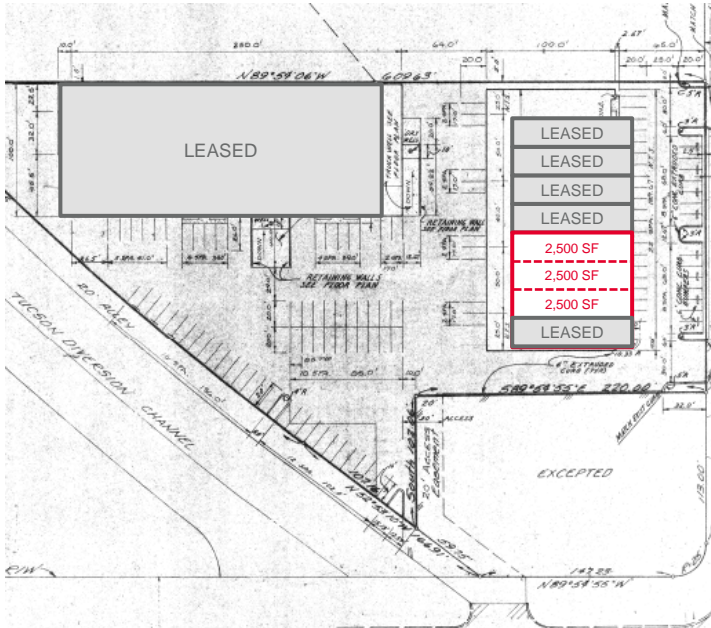
For more information, please contact:

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Site Plan & Demographics

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Demographics 2019 Estimates

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Est Population	7,881	112,516	243,983
Households	2,575	38,150	89,248
Avg Household Income	\$39,795	\$45,113	\$49,408

Traffic Counts 24-hr. two-way volume of average weekday traffic. Source: Pima Association of Governments

Park Ave	23,374 VPD (2019)
Ajo Way	23,198 VPD (2019)
I-10	100,525 VPD (2019)

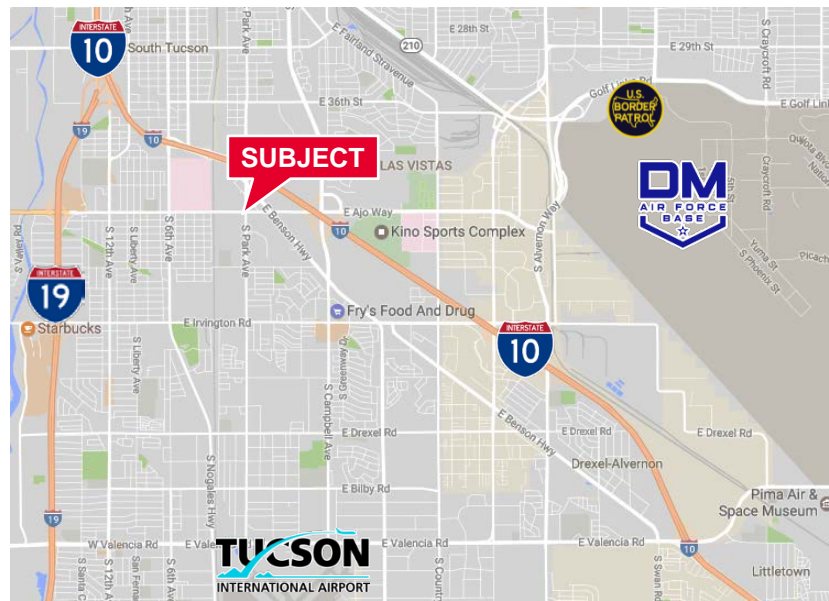


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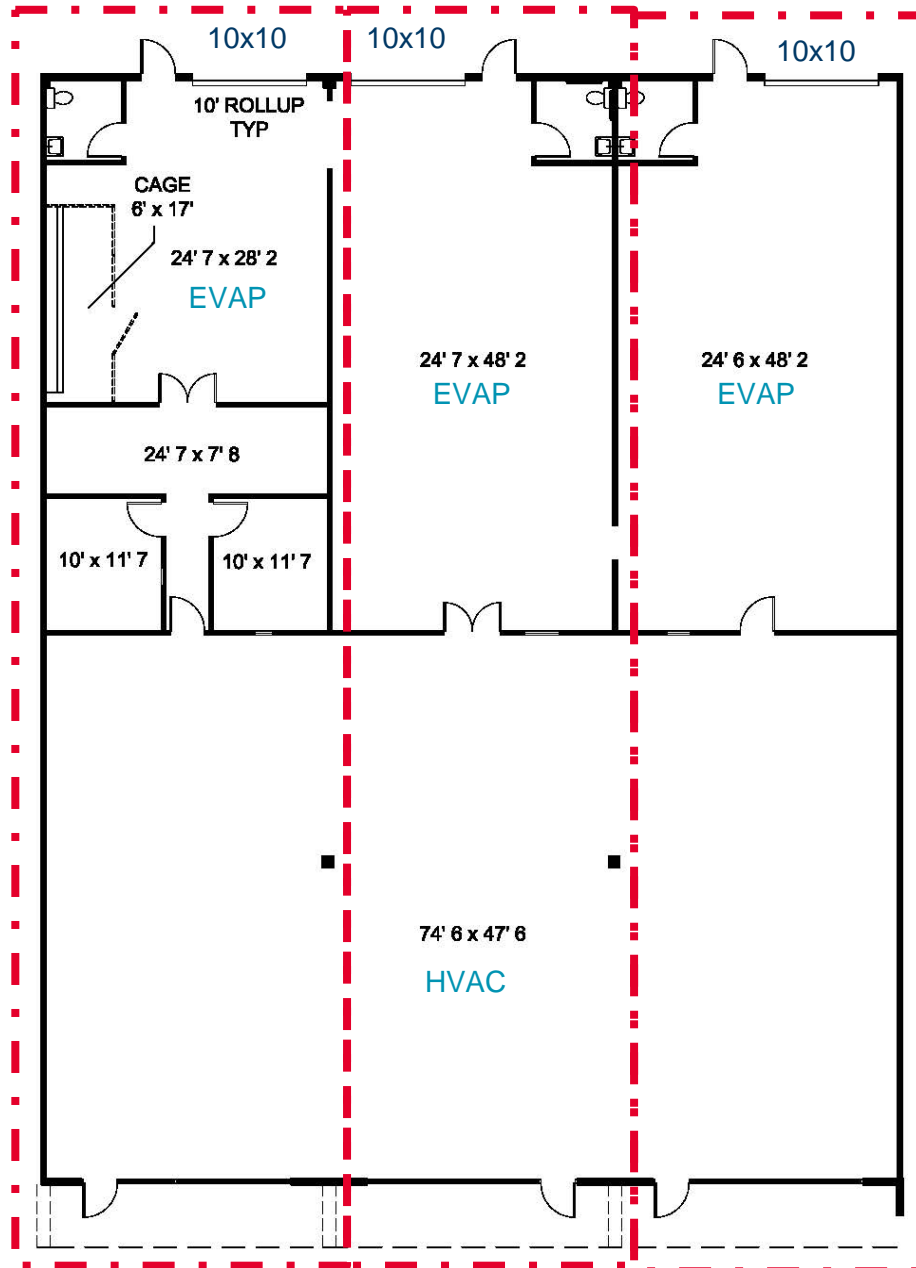
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FLOOR PLANS



Suite B, C, D
 Building Area: 7,297 SF
 Canopy Area: 408 SF
 * May be demised



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