

# 511 N CRAYCROFT ROAD

TUCSON, AZ



For Sale | Retail / Office Building – Complete Renovation in 2023

**WE ARE  
THE CENTER  
OF RETAIL**



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WAKEFIELD



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# 511 N CRAYCROFT ROAD

TUCSON, AZ

## RETAIL SPACE

875 SF

## SALE PRICE

\$389,000 **\$319,000**

## LOT SIZE

3,297 SF

## ZONING

C1, City of Tucson

## TAX PARCEL NO.

127-08-0200

## NEIGHBORING TENANTS





Shell Gas Station, Park Place Mall, Trader Joe's, Barnes and Noble, The Dutch, & more.

## COMMENTS

- Completed Renovated in 2023
- Bus stop
- Very walkable area
- 1Q-2Q 2023 Improvements: New roof, electrical system, AC mini split units, bathrooms, microwave, refrigerator, coffee station, interior and exterior paint
- Cool amenities (electric curtains, LED lighting, 5-ton HVAC system + 2 mini split
- Craycroft Rd 30,137 VPD (2022); 5th St. 15,511 VPD (2022)



## NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 DAYTIME POPULATION	 TOTAL RETAIL EXPENDITURE
1 Mile	13,912	\$74,062	16,058	\$193.98 M
3 Miles	58,014	\$72,472	39,767	\$734.5 M
5 Miles	115,192	\$74,697	59,687	\$1.47 B

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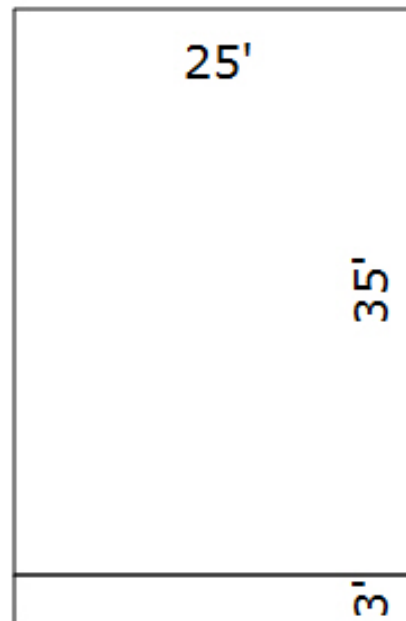


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## FLOOR PLAN & PROPERTY PHOTOS



Canopy  
75.0 S.F.



**TOTAL SQ FT 875**



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AERIAL



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