

# SOL Y LUNA

1027-1031 N PARK AVE. TUCSON, AZ 85719



For Lease | Ground Level Restaurant Beneath Modern-Luxury Student Housing

WE ARE  
THE CENTER  
OF RETAIL

*New Ownership | Above Market T.I. Available*



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## RETAIL SPACE

Suite D: ±2,000 SF  
Suite C: ±1,600 SF w patio  
Combined: ±3,600 SF w patio

## LEASE RATE

Contact Agent

## ZONING

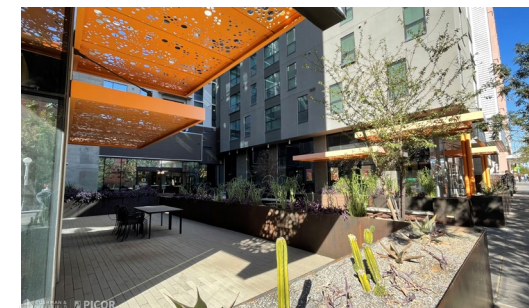
U-1, City of Tucson

## NEIGHBORING TENANTS

University of Arizona, Banner University Medical Center, downtown Tucson, Starbucks, Culinary Dropout, Whole Foods, Safeway, & more.

## COMMENTS

- Sol y Luna features 341 units, 972 beds and 7,640 square feet of retail space on the University of Arizona campus
- Prominent signage and exclusive outdoor patio
- Built-out former sandwich shop and boba shop
- Main Gate District has emerged as the premier location for off-campus life for both students and the post grad community
- Traffic counts on Speedway Blvd 43,484 VPD (2022), Park Ave 8,928 VPD (2022)



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION



TOTAL RETAIL  
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	24,546	\$41,415	16,589	\$159.36 M
3 Miles	128,203	\$51,269	93,917	\$1.18 B
5 Miles	285,233	\$56,090	189,194	\$2.73 B

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AERIAL



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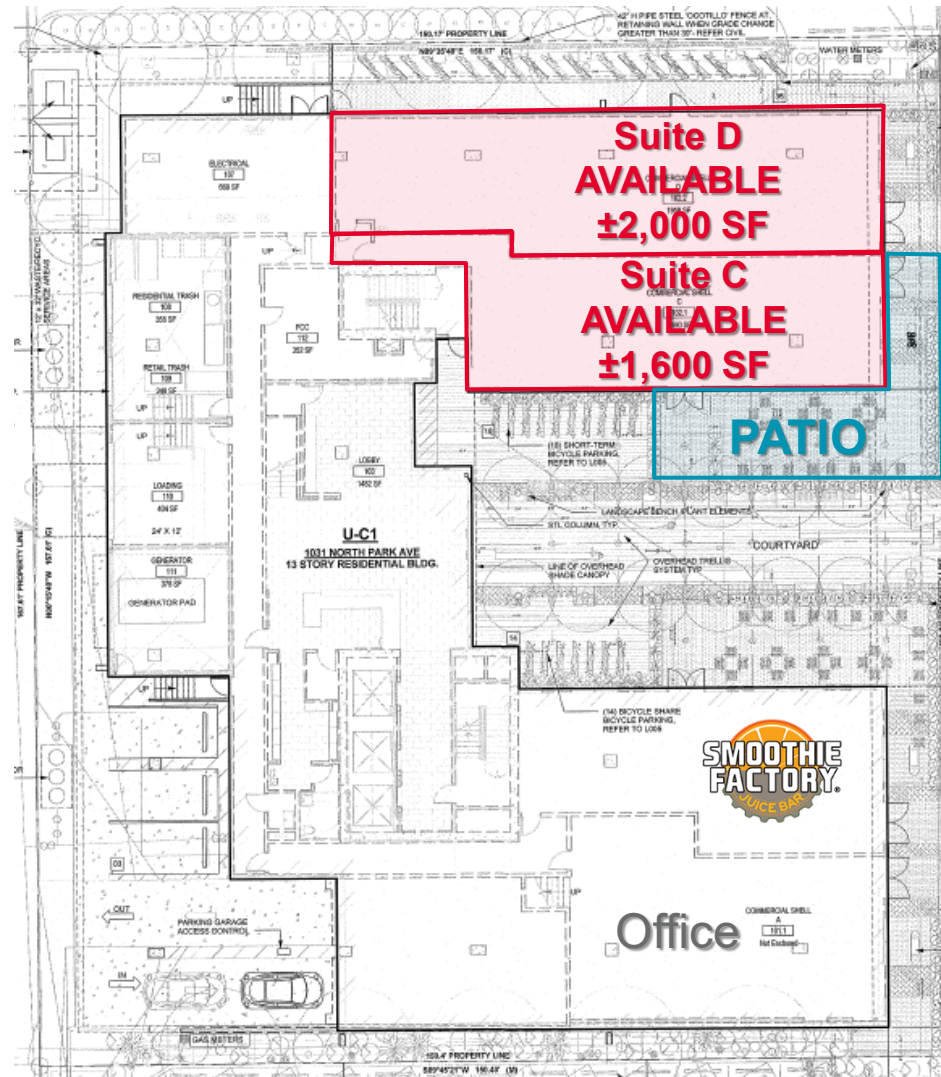
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# SITE PLAN



**Suite D & C**  
**3,600 SF (divisible)**  
**with patio**



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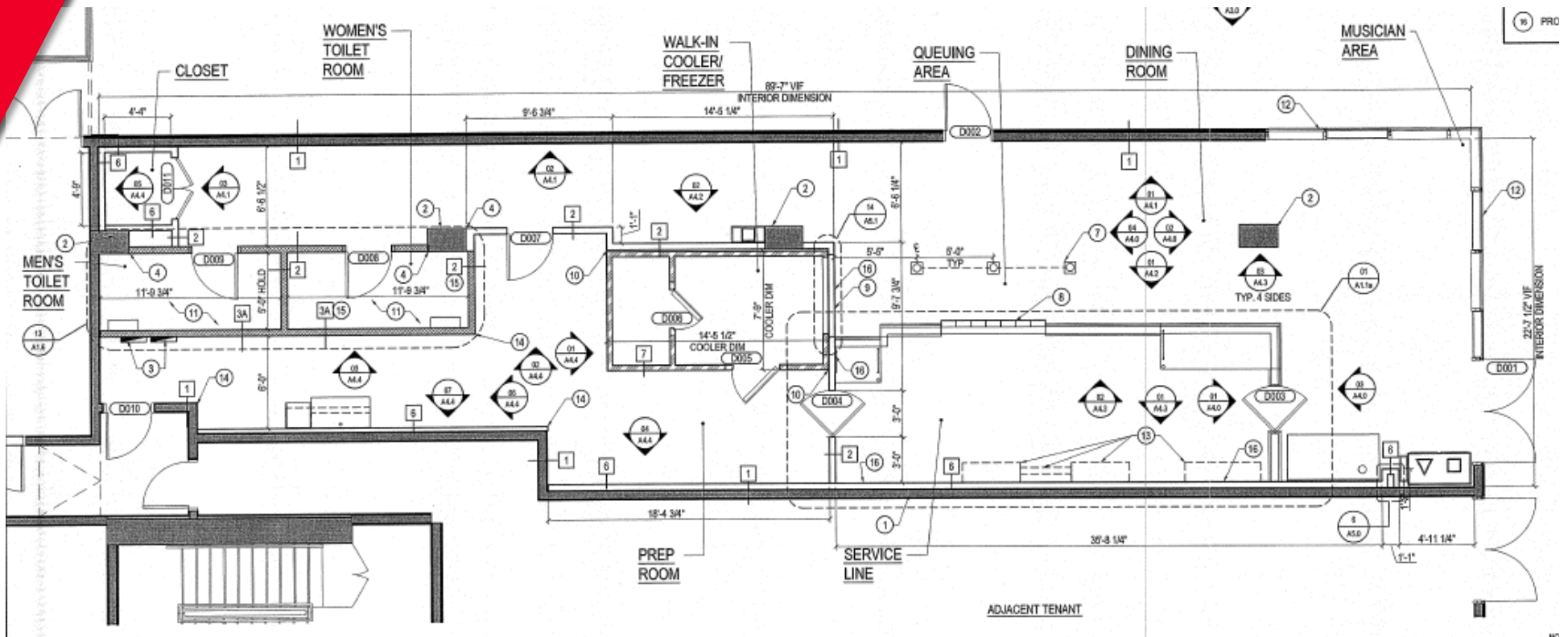


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## FLOOR PLAN – SUITE D



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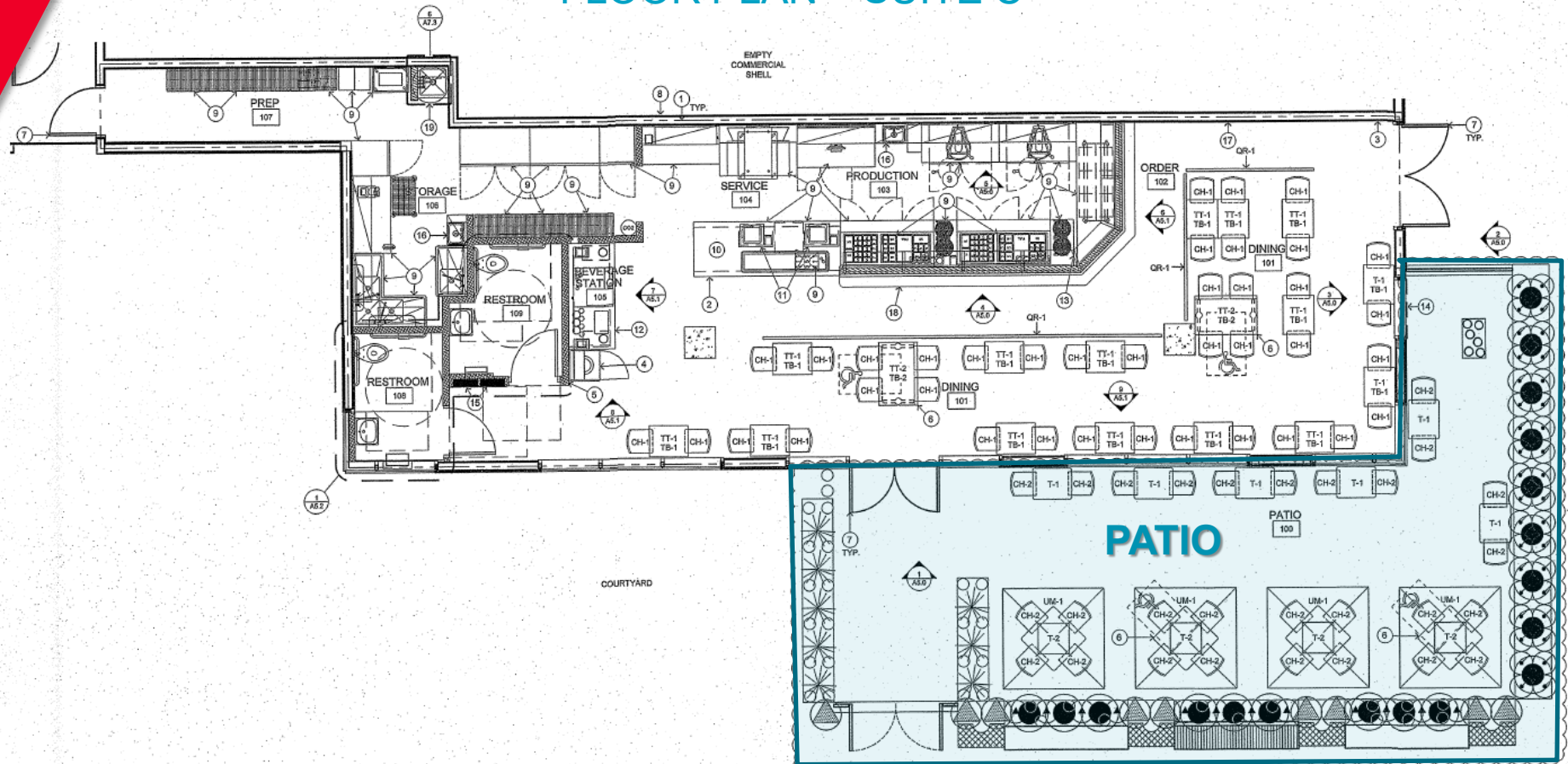


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## FLOOR PLAN – SUITE C



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## TRADE MAP



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