

1685 W VALENCIA ROAD

TUCSON, AZ



For Lease | Inline Retail Opportunity

WE ARE
THE CENTER
OF RETAIL



Dave Hammack / dhammack@picor.com / +1 520 546 2712
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CUSHMAN &
WAKEFIELD



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1685 W VALENCIA ROAD

TUCSON, AZ

RETAIL SPACE

1,240 SF



1,280 SF



Can be combined – 2,520 SF

LEASE RATE

Contact Agent

NNN CHARGES

\$7.68/SF

ZONING

C-1, City of Tucson

NEIGHBORING TENANTS

Walmart, Harbor Freight Tools, Little Caesars Pizza, Bank of America, Dunkin' Donuts, Burger King, & More

COMMENTS

- Inline suites within busy retail center
- Convenient Midvale Park location
- Traffic counts on Valencia Rd 60,226 VPD (2022), Midvale Park 11,278 VPD (2022).



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	7,443	\$56,920	2,971	\$57.91 M
3 Miles	76,713	\$62,073	13,928	\$593.98 M
5 Miles	146,339	\$58,425	49,527	\$1.08 B

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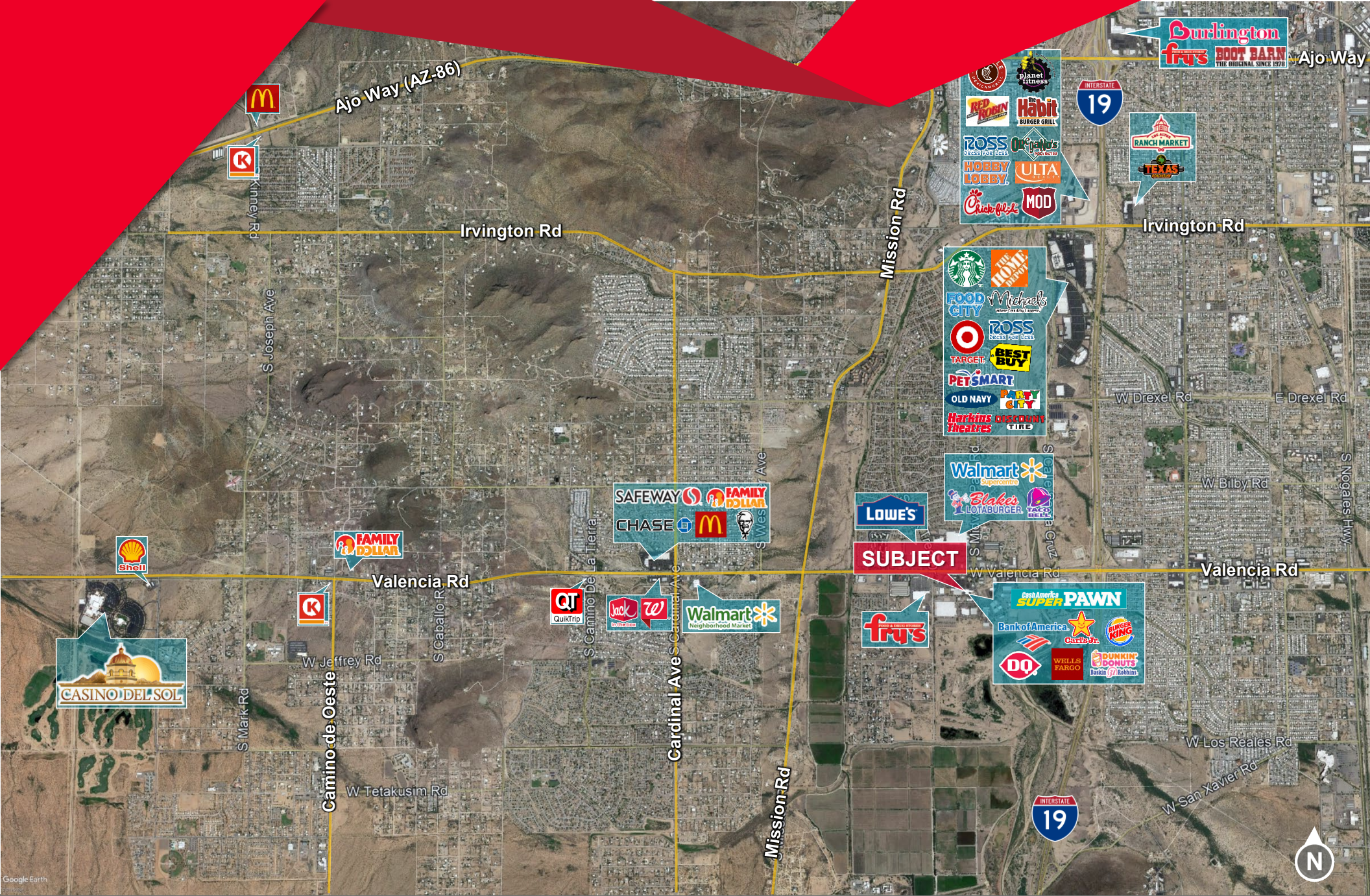
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A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client.

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