

THE LANDING

1226 W. IRVINGTON ROAD

TUCSON, AZ 85714

For Lease | Inline Space



WE ARE
THE CENTER
OF RETAIL



Aaron LaPrise / alaprise@picor.com / +1 520 546 2770
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AVAILABLE SPACE NEIGHBORING TENANTS

Suite 150: 1,332 SF
Former Law Office

Sprouts, Main Event, Hobby Lobby, Planet Fitness, Oregono's, Jersey Mikes, Taco Bell, Chick-fil-A, Buffalo Wild Wings, Target, Home Depot, Texas Roadhouse, & more.

LEASE RATE

Contact Agent

COMMENTS

NNN CHARGES

± \$10.00 PSF

- Sprouts & Main Event now open
- Located at premiere intersection in SW Tucson
- High-end, quality buildout
- Move-in ready



NEIGHBORHOOD DEMOGRAPHICS



| | POPULATION | AVERAGE HOUSEHOLD INCOME | DAYTIME POPULATION | TOTAL RETAIL EXPENDITURE |
|---------|------------|--------------------------|--------------------|--------------------------|
| 1 Mile | 14,688 | \$66,290 | 4,226 | \$122.51 M |
| 3 Miles | 104,093 | \$56,559 | 27,318 | \$764.94 M |
| 5 Miles | 199,153 | \$58,253 | 110,809 | \$1.6 B |

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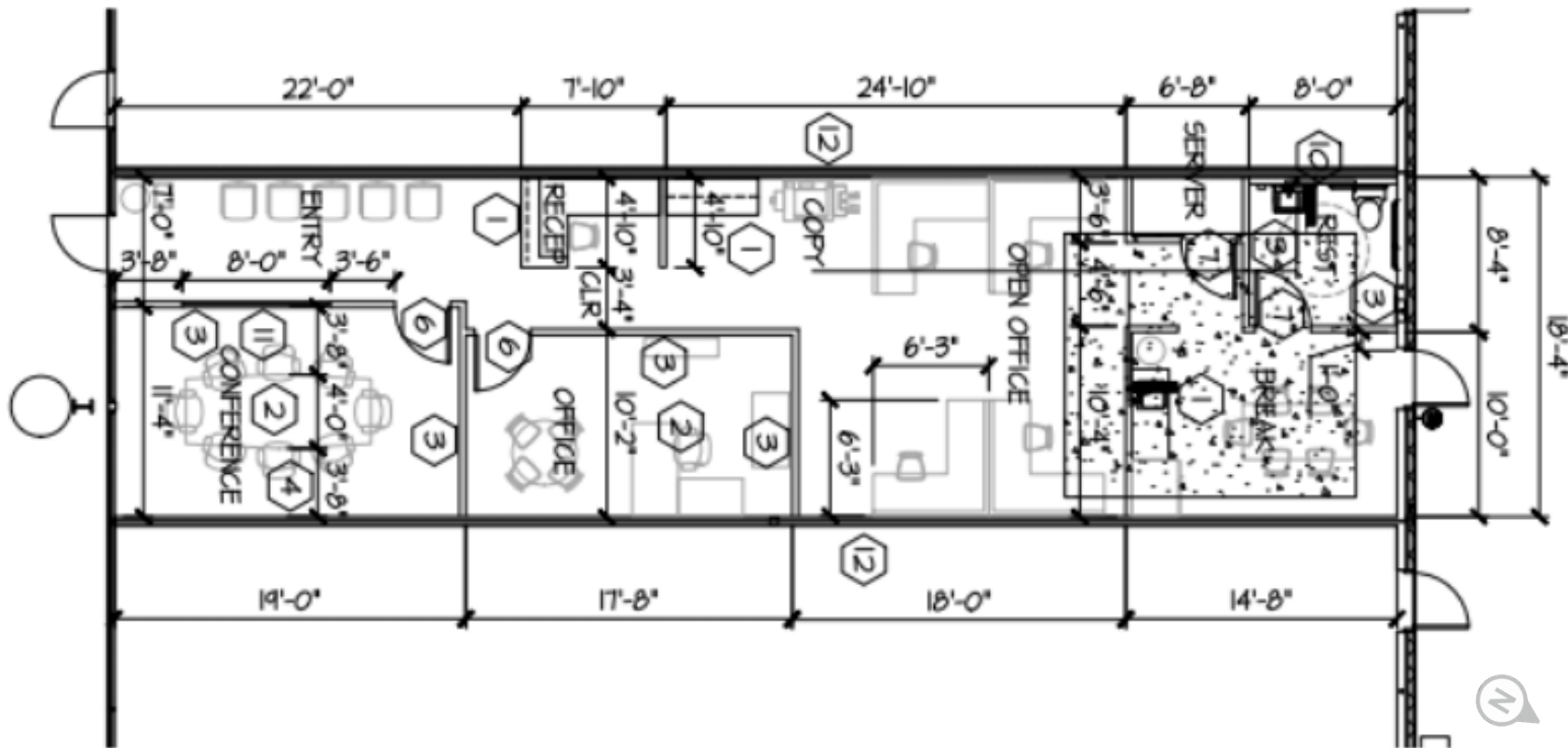
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FLOOR PLAN



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SITE AERIAL LOOKING NORTHEAST



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INTERSECTION RETAIL MAP





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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. 9/6/2023