

# 5665 E. 22<sup>nd</sup> STREET

TUCSON, AZ 85711



For Lease | Freestanding Retail / Office

**WE ARE  
THE CENTER  
OF RETAIL**



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PICOR.COM



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## RETAIL SPACE

1,141 SF

## LEASE RATE

\$1,200 / Mo.

## NNN CHARGES

\$250 / Mo.

## LOT SIZE

9,625 SF

## ZONING

C-1, City of Tucson





## NEIGHBORING TENANTS

Walmart, Next Urgent Care, Dollar Tree, Wells Fargo, Jack in the Box & More

## COMMENTS

- Great location and exposure
- Front parking
- Tax parcel number: 128-06-112
- Traffic counts on 22nd & Craycroft 45,841 (2022)

## NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 DAYTIME POPULATION	 TOTAL RETAIL EXPENDITURE
1 Mile	14,781	\$49,911	6,874	\$133.88 M
3 Miles	107,851	\$49,654	60,202	\$1.07 B
5 Miles	253,493	\$52,836	132,255	\$2.72 B





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AERIAL



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