

5677 N. SWAN ROAD

TUCSON, AZ 85718



For Lease | Northwest Corner of Swan Rd & Sunrise Dr

WE ARE
THE CENTER
OF RETAIL



Aaron LaPrise / alaprise@picor.com / +1 520 546 2770
PICOR.COM

5677 N. SWAN ROAD

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RETAIL SPACE

900 SF Vanilla Shell

LEASE RATE

Upon request

NNN CHARGES

\$6.75/ SF

ZONING

CB-1, Pima County

NEIGHBORING TENANTS

Safeway, CVS, Ace Hardware, Starbucks, Chase Bank, Walgreens, Einstein Bros. Bagels, & More

COMMENTS

- New vanilla shell space
- One restroom
- Good visibility to Swan Rd and Sunrise Dr intersection
- Well maintained property



NEIGHBORHOOD DEMOGRAPHICS



	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	6,401	\$135,443	2,057	\$135.92 M
3 Miles	16,885	\$175,851	6,192	\$413.23 M
5 Miles	30,827	\$176,581	13,498	\$768.92 M

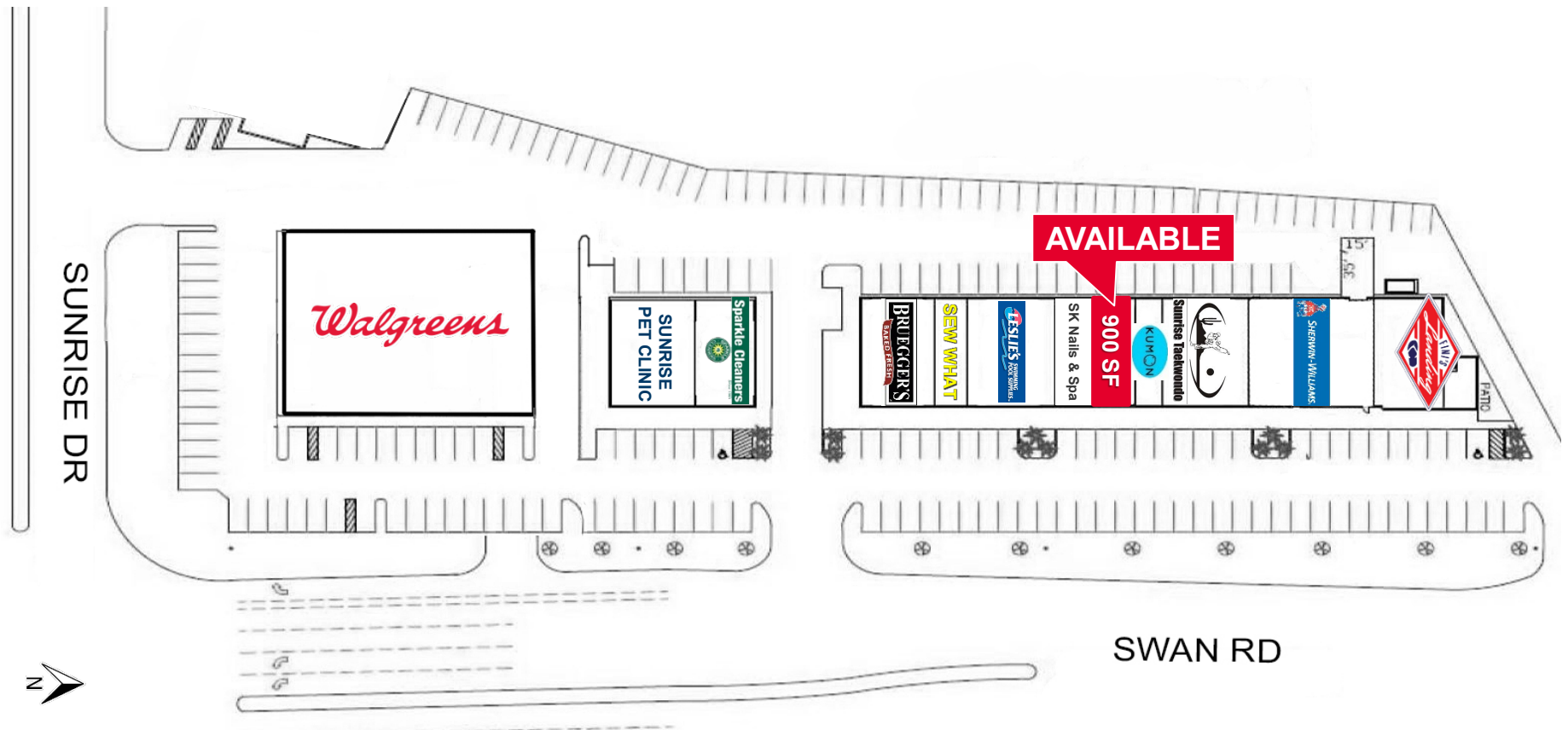
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SITE PLAN



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CATALINA FOOTHILLS HIGH SCHOOL
 ±1,790 students

SWIN'S Landing
SHERWIN-WILLIAMS
LESLIE'S SWIMMING POOL SUPPLIES
BRUEGGER'S BAKED FRESH

SUBJECT

WELLS FARGO **ups** **Massage Envy SPA**

McDonald's

ACE Hardware

PIZZA HUT **EB&F**

Bank of America

Sunrise Dr 46,553 VPD (2023)

CHASE

Swan Rd 2,0513 VPD (2023)

SUNRISE VILLAGE
SAFEWAY **Starbucks**
BUNZLIN BROS. BAGELS **GOLDEN DRAGON CHINESE RESTAURANT**

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