

CROSSROADS EAST

4951 E. GRANT ROAD, SUITE 131, TUCSON, AZ 85712



For Sublease | Retail Space

WE ARE
THE CENTER
OF RETAIL



Rob Tomlinson / rtomlinson@picor.com / +1 520 546 2757
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CROSSROADS EAST

4951 E. GRANT ROAD, TUCSON, AZ 85712

RETAIL SPACE

Suite 131: 1,200 SF

SUBLEASE RATE

We are Motivated!
Call for rate!

NNN CHARGES

\$5.55 PSF

NEIGHBORING TENANTS

Fry's Food, Roadhouse Cinema, Trader Joe's, Chipotle, PetSmart, Walgreens & More

COMMENTS

- Generous sign band and monument signage
- Generous parking accommodating many uses
- Major traffic generator with nearby Tucson Medical Center campus
- Two primary arterials serving the foothills demographic, plus central core of Tucson
- Development holds prestige in the market



NEIGHBORHOOD DEMOGRAPHICS



	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	13,795	\$59,398	11,403	\$149.99 M
3 Miles	100,243	\$66,878	65,146	\$1.24 B
5 Miles	265,747	\$68,759	144,348	\$3.1 B

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SITE PLAN

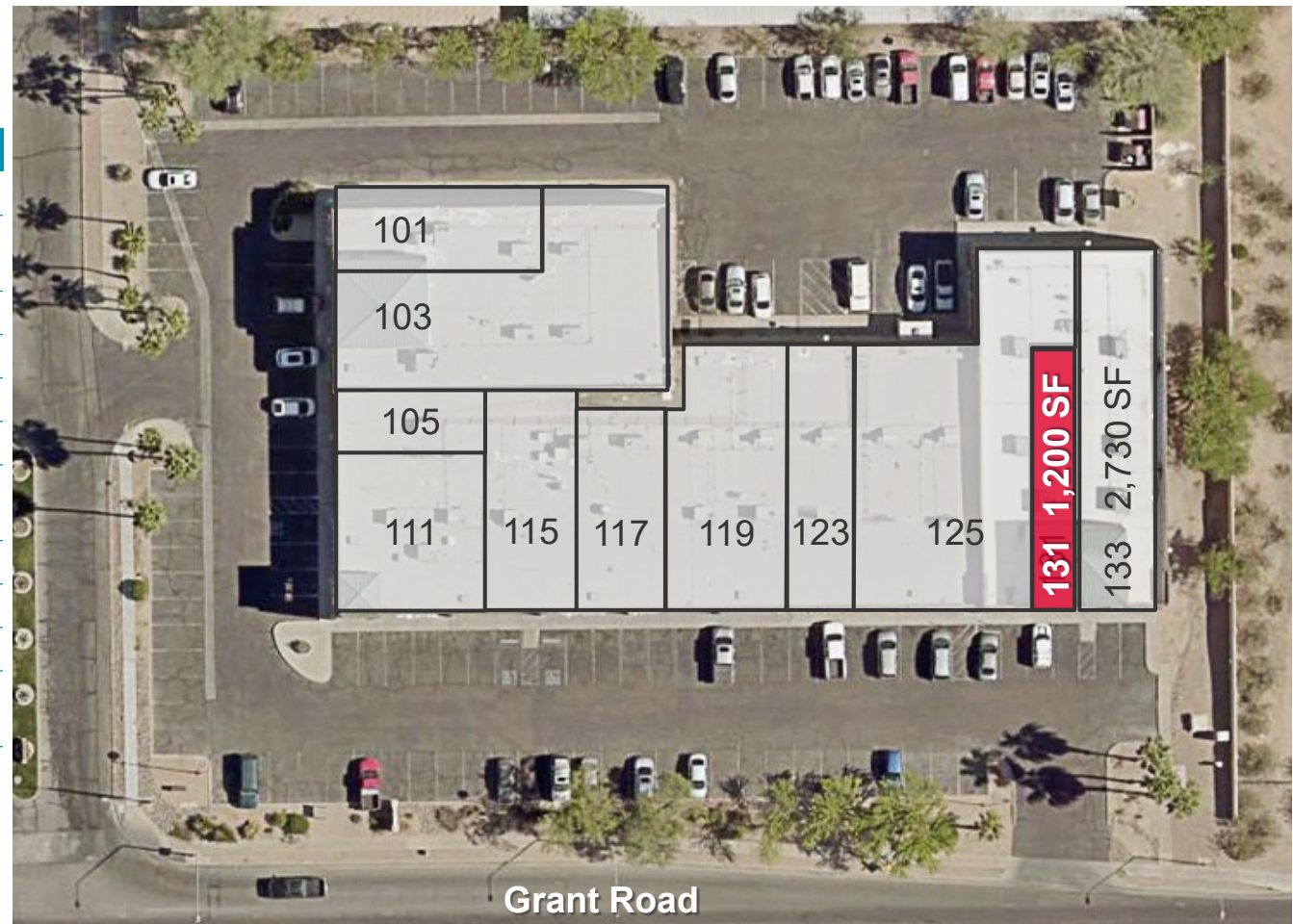


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SITE PLAN

Suite	Tenant	Size (SF)
101	Nail Salon	1,200
103	Arizona Exotic Animal Hospital	4,800
105	EmployBridge	1,093
111	Sumits Yoga	2,973
115	Kogi Korean Restaurant	1,360
117	Artisan Salon, LLC	1,246
119	Pho Ngan Vietnamese Restaurant	2,310
123	SAS Shoes	2,371
125	Hanger Orthotics Group	5,904
131	AVAILABLE	1,200
133	Available for lease, by other broker, call for info	2,730





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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. 3/26/2024