

2175 W. INA ROAD

SWC INA RD & LA CHOLLA BLVD, TUCSON, AZ



For Lease | Freestanding Building

WE ARE
THE CENTER
OF RETAIL



Natalie Furrier / nfurrier@picor.com / +1 520 955 7663

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CUSHMAN &
WAKEFIELD



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AVAILABLE SPACE

13,576 SF (Per Assessor)
Available Early 2023

LEASE RATE

\$20.00 PSF, NNN

ZONING

CB-1, Pima County

NEIGHBORING TENANTS

Super Walmart, Ross, AMC Theatres, Bank of America,
Albertson's & More

COMMENTS

- Premier intersection across from Foothills Mall and La Cholla Corporate Center
- Located in affluent northwest Tucson
- Ample parking and monument signage
- Traffic Counts on Ina Road 40,217 VPD (2020); La Cholla Blvd 27,264 (2022)

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	7,034	\$77,035	3,816	\$90.59 M
3 Miles	71,566	\$83,534	27,120	\$898.31 M
5 Miles	151,186	\$87,822	62,179	\$1.96 B



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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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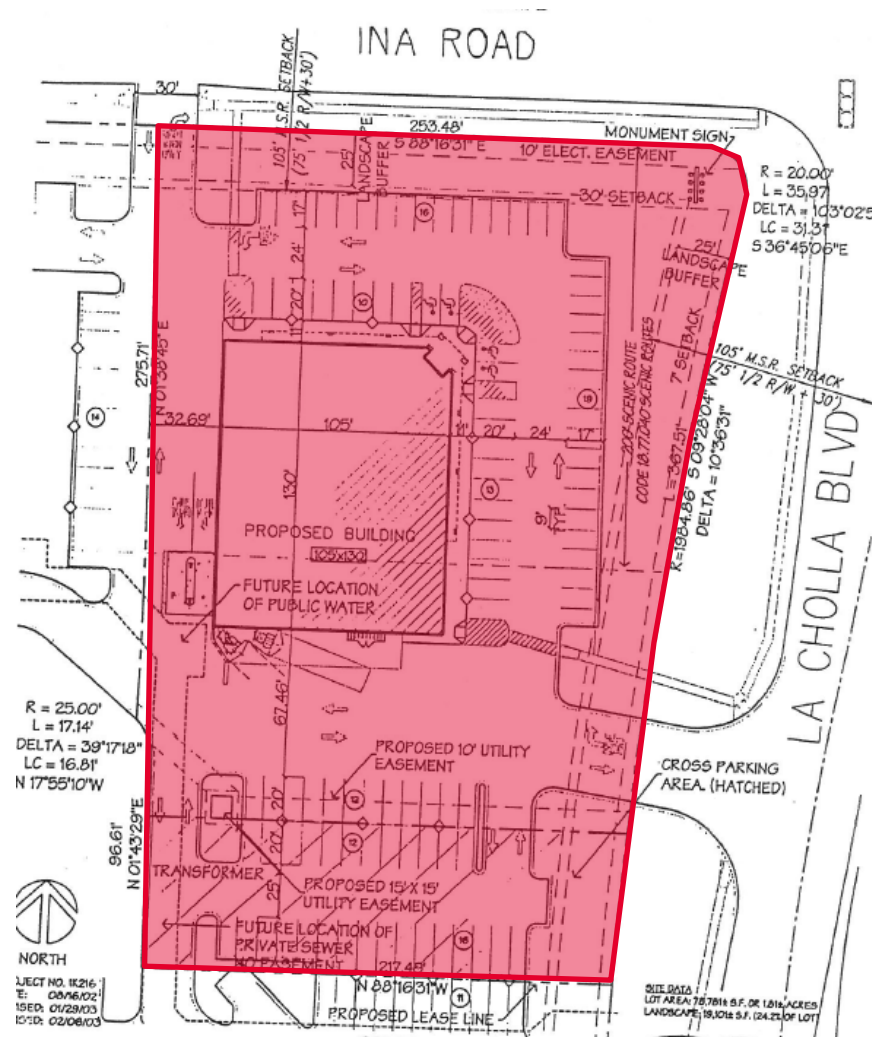
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