

3010-3030 E GRANT ROAD

TUCSON, AZ



WE ARE
THE CENTER
OF RETAIL

For Sale | Retail Strip Center



Grant Rd

SUBJECT

Restaurant
Bobo's
& Coffee House

Country Club Rd



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PICOR.COM

3010-3030 E GRANT ROAD

TUCSON, AZ

RETAIL SPACE

±7,015 SF

SALE PRICE

\$630,000

LOT SIZE

±21,103 SF

ZONING

C-1, City of Tucson

NEIGHBORING TENANTS

Bobo's Restaurant, Antiques Etc., Pink Peony Vintage Market, Tucson Drapery & More

COMMENTS

- High visibility from Grant Rd and Country Club Rd
- Multiple entry ways from busy intersection
- Highly populated area
- Tenants have below market rents
- Traffic counts on Grant Rd: 32,333 VPD (2022); Country Club Rd: 16,231 VPD (2022)



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE HOUSEHOLD INCOME



DAYTIME POPULATION



TOTAL RETAIL EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	17,293	\$71,655	5,291	\$225.79 M
3 Miles	133,227	\$70,568	68,195	\$1.62 B
5 Miles	275,549	\$76,817	161,948	\$3.44 B

SITE PLAN



Suite	Tenant	Size (SF)
3010	Taqueria El Chikitin	±375 SF
3030	Discount Mattress Barn	±6,640 SF

Rent Roll		
Year	NOI	Cap
Year 1	\$51,464	8.17%
Year 2	\$51,714	8.21%
Year 3	\$51,972	8.25%
Year 4	\$52,238	8.29%
Year 5	\$52,511	8.34%

Financial Overview (2022)	
Annual Rent	\$65,700
Plus Recapture	\$2,036.70
Effective Gross Income	\$67,736.70
Less Expenses	\$16,272.96
Net Operating Income	\$51,463.74
Percent Leased	100%



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