3010-3030 E GRANT ROAD

Grant Rd

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Restaurant

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-

* Bobos*



SUBJECT

in mi

TUCSON, AZ

For Sale | Retail Strip Center

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Greg Furrier / <u>gfurrier@picor.com</u> / +1 520 909 6111 PICOR.COM

Country Club Rd



3010-3030 E GRANT ROAD

TUCSON, AZ

RETAIL SPACE ±7,015 SF

SALE PRICE

\$630,000

LOT SIZE ±21.103 SF

±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)







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NEIGHBORHOOD DEMOGRAPHICS

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

CUSHMAN & PICOR

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

Rent Roll				
Year	NOI	Сар		
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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SITE PLAN



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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 onsummates a lease which is unconditionally executed and delivered by and between lesstor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the tached images of any person, etnity, 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 filiation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client. 11/8/2023

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