

FULLY FIXTURIZED LARGE SCALE RESTAURANT

7625 N La Cholla Blvd | Tucson, AZ

CUSHMAN &
WAKEFIELD

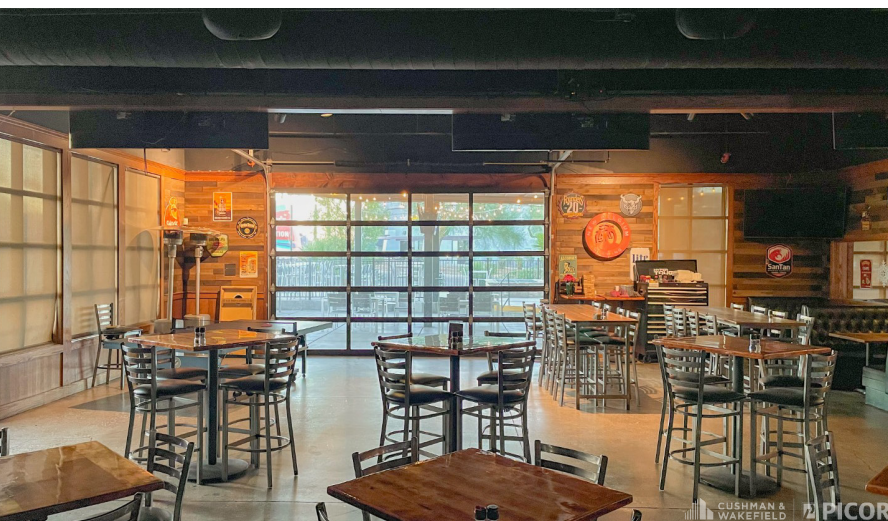
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FOR LEASE



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PROPERTY DETAILS

Available	11,638 SF (9,638 SF Ground Floor / 2,000 SF Mezzanine)
Lease Rate	\$22.00/SF/Yr NNN
Property Taxes	\$36,447.57 (2024)
Lot Size	37,752 SF
Zoning	CB-2 (Pima County)

NEIGHBORING TENANTS

Uptown Mall Redevelopment, AMC Theaters, Bath & Body Works Walmart, Barnes and Noble, & More

HIGHLIGHTS

- Outlying frontage parcel to [Uptown](#) (51-acre 2M SF Foothills Mall redevelopment)
- Class A large volume restaurant with FF&E
- Frontage property for over 2.5 million sq ft of retail and mixed-use property (built and under construction)
- Major northwest area retail and employment

TRAFFIC COUNTS

La Cholla Blvd	26,770 VPD (2023)
Ina Rd	46,490 VPD (2023)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	7,547	\$95,836	3,891
3 Miles	69,736	\$106,519	24,410
5 Miles	143,389	\$112,986	55,066

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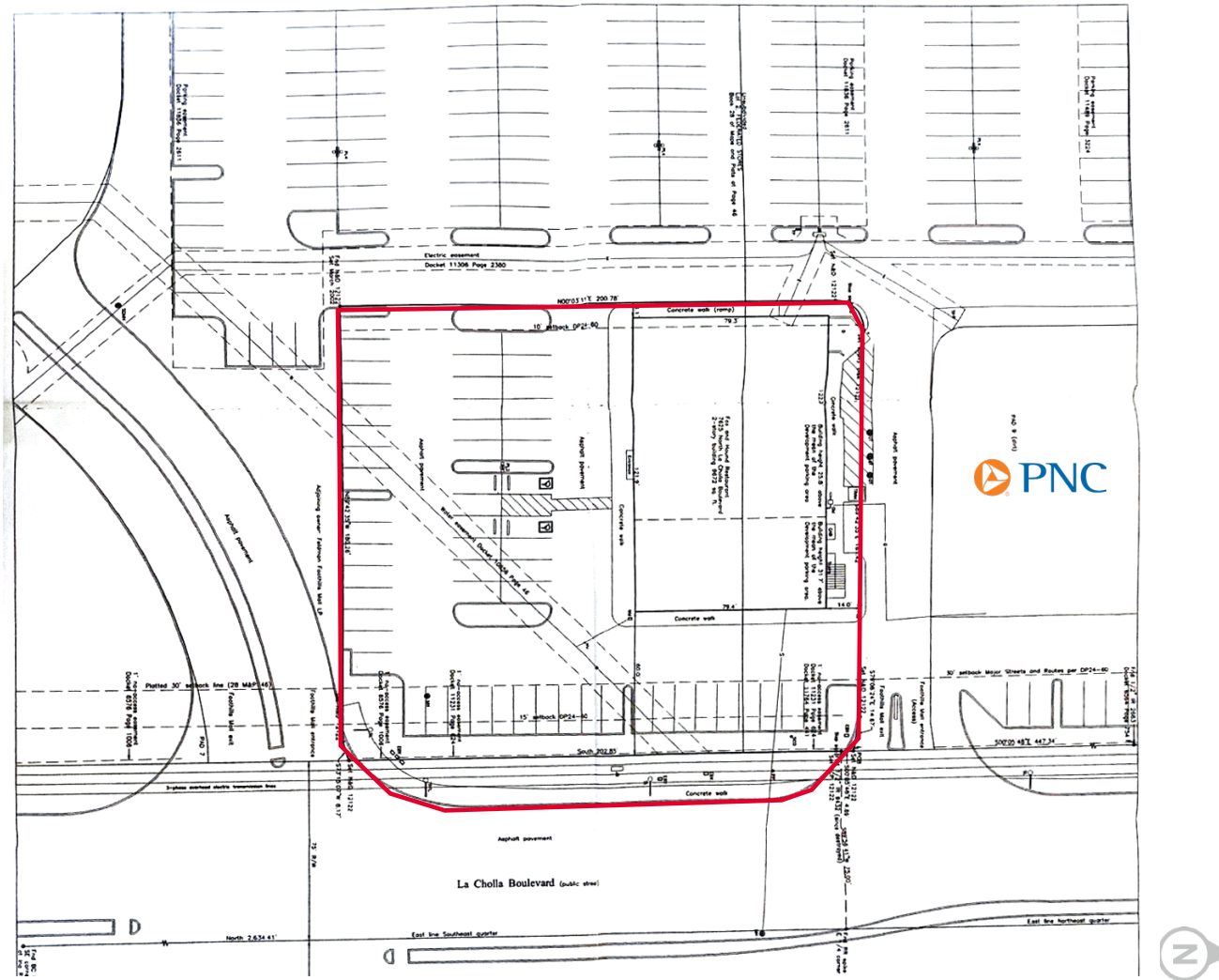
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SITE PLAN



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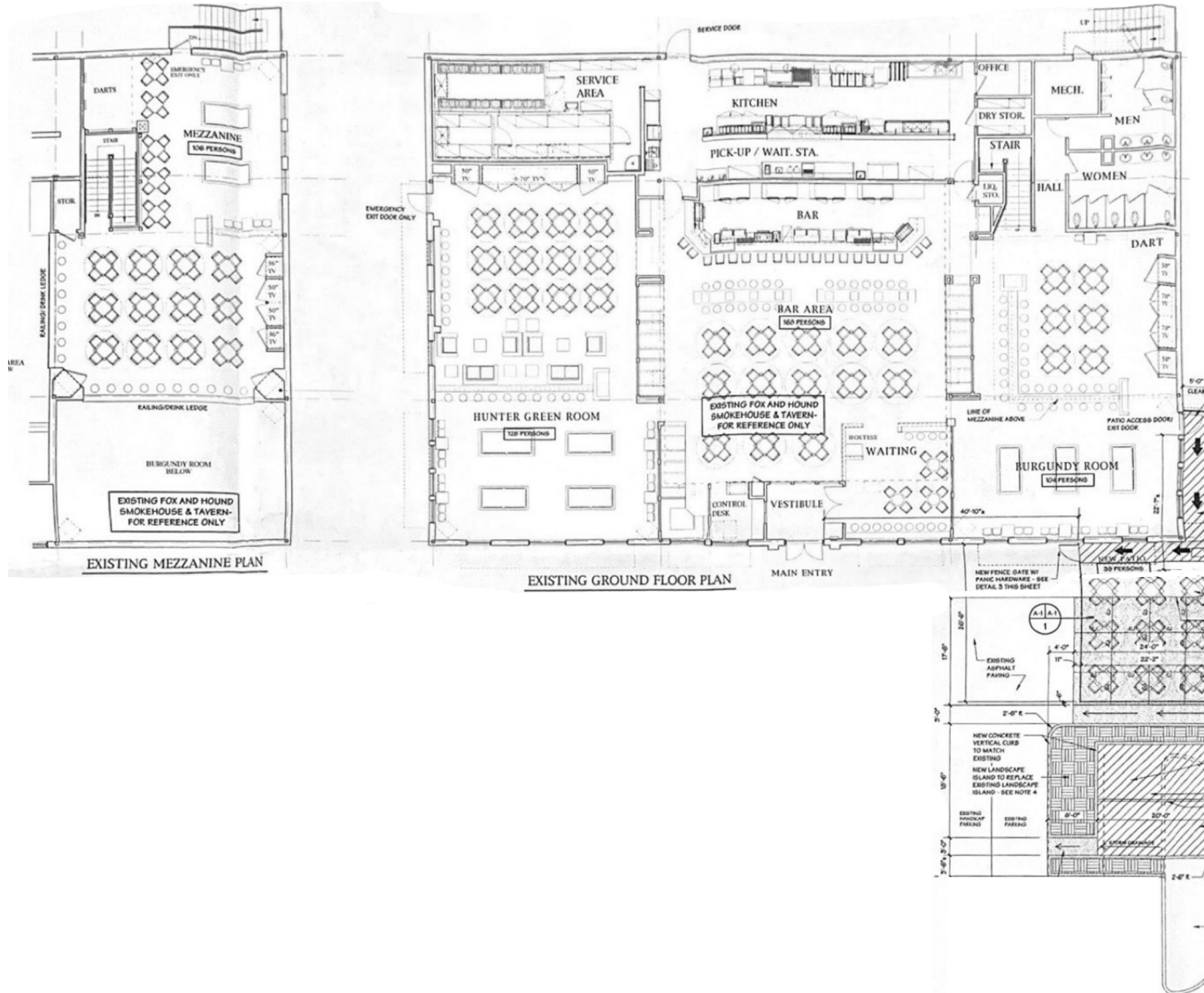
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FLOOR PLAN



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AERIAL



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UPTOWN MALL REDEVELOPMENT

The Subject Property is a separately owned out parcel of the Uptown development.

Uptown is a radical redevelopment of the Foothills Mall site located just west of the Catalina Mountains at the corner of La Cholla Boulevard and Ina Road. Upon completion, Uptown will encompass 51 acres and 2 million square feet of mixed-use retail, residential, entertainment, and office uses.

Upscale, upbeat, and always inviting. As Tucson's first high-density urban village outside of Downtown, Uptown will feature a fresh and modern mixed-use environment that turns everything up a notch. From high-end residences to engaging entertainment, Uptown offers an atmosphere unlike any other.



SOURCE: <https://headuptown.com/#welcome>