1350 N Kolb Rd | Tucson, AZ 85715





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PROPERTY DETAILS

Available	551 SF - 24,821 SF
Lease Rate	Office: \$21.00/SF/YR Full Service Retail: \$19.00/SF/YR NNN
Triple Net Charges	Contact Agent
Zoning	C-1 (City of Tucson)

NEIGHBORING TENANTS

Lowes, Walmart, First Watch, Baggins & Pizza Hut/Wing Stop

HIGHLIGHTS

- · Direct access to The Loop multimodal path
- · Distinctive two-story building with outstanding views
- Excellent access and parking
- Parking lot resurfaced in 2025
- · Scenic eastside location with shopping, restaurants, and amenities nearby

TRAFFIC COUNTS

Kolb Rd	50,549 VPD (2024)		
Speedway Blvd	46,253 VPD (2024)		
DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	9,544	\$86,462	6,016
3 Miles	103,599	\$90,209	52,984
5 Miles	246,870	\$91,866	85,642

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RETAIL STOREFRONTS



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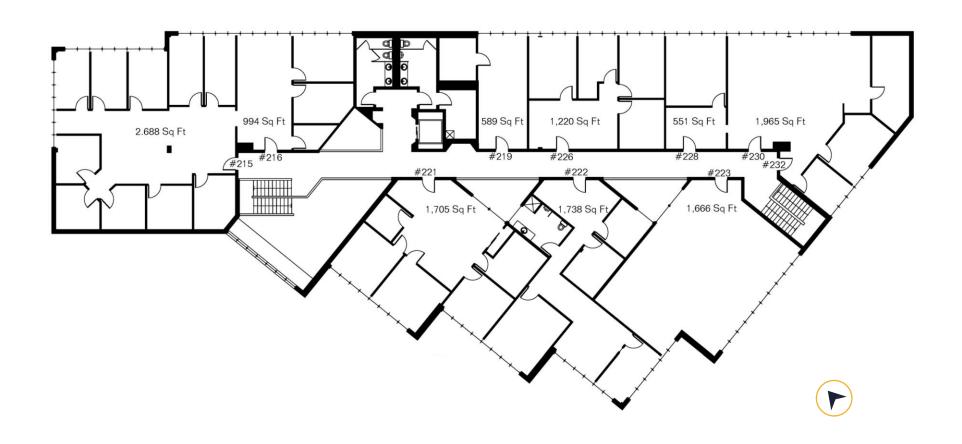
FLOOR PLAN - 1st FLOOR



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FLOOR PLAN - 2nd FLOOR



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PROPERTY PHOTOS













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AERIAL



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