

GRANT & SWAN SHOPPING CENTER

SEC Grant Rd & Swan Rd | Tucson, AZ

CUSHMAN &
WAKEFIELD

PICOR

100% LEASED



GRANT & SWAN SHOPPING CENTER

SEC Grant Rd & Swan Rd | Tucson, AZ



PROPERTY DETAILS

Availability	100% LEASED
Lease Rate	Contact agent for pricing
NNN Rate	\$4.50/SF
Year Built	1973
Zoning	C-1
Address	4722-4790 E. Grant Road, Tucson AZ 85712

HIGHLIGHTS

- Dense central location with nearly 100,000 people within 3 miles of the site
- Two primary arterials serving the Foothills Demographic, plus central core of Tucson
- Major traffic generator with nearby Tucson Medical Center
- Anchored by Trader Joe's and PetSmart with nice mix of national and regional tenants



TRAFFIC COUNTS

Swan Rd	35,600 VPD (2023)
Grant Rd	43,740 VPD (2023)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	14,335	\$80,989	8,906
3 Miles	99,336	\$89,194	58,877
5 Miles	271,203	\$87,668	132,404

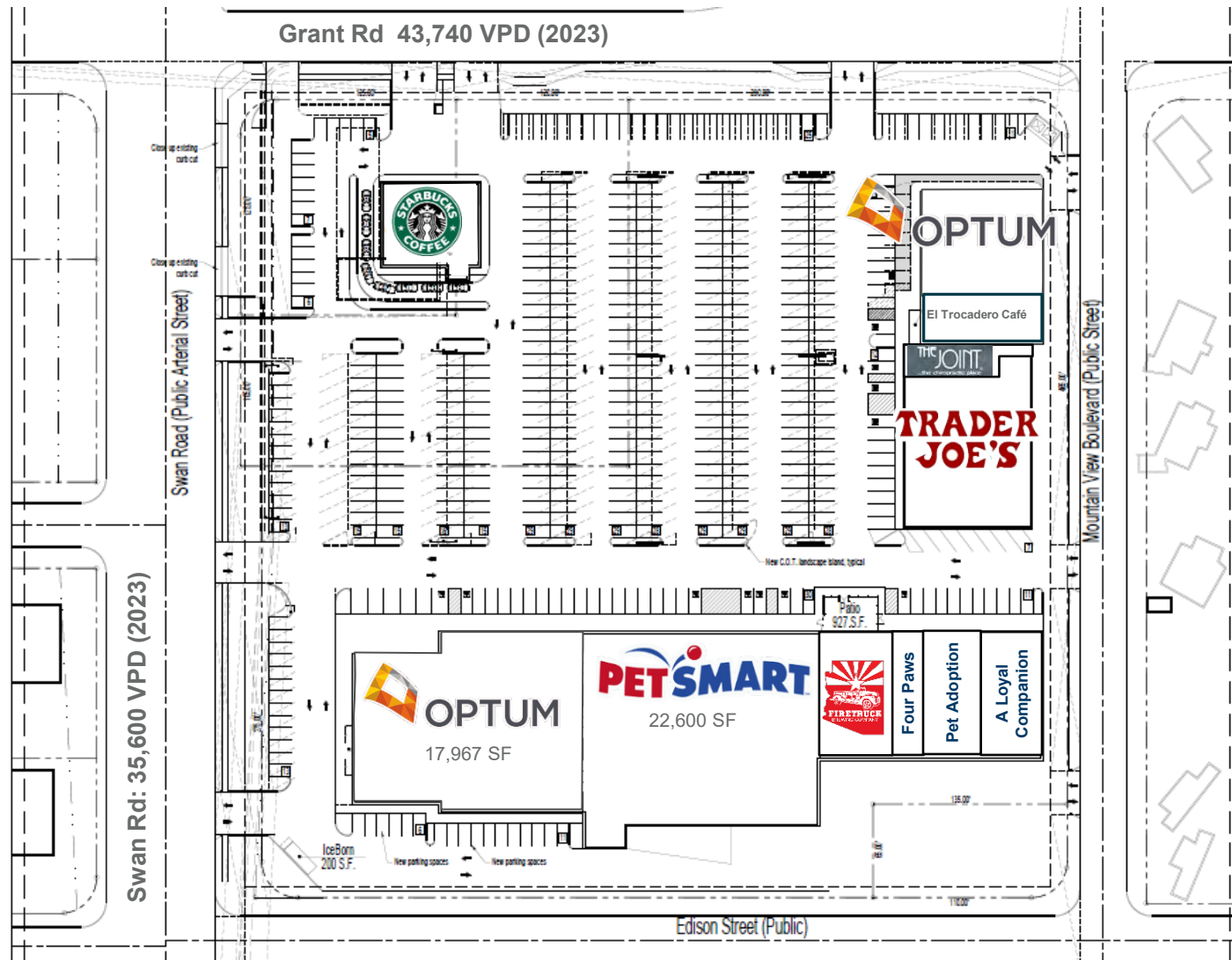
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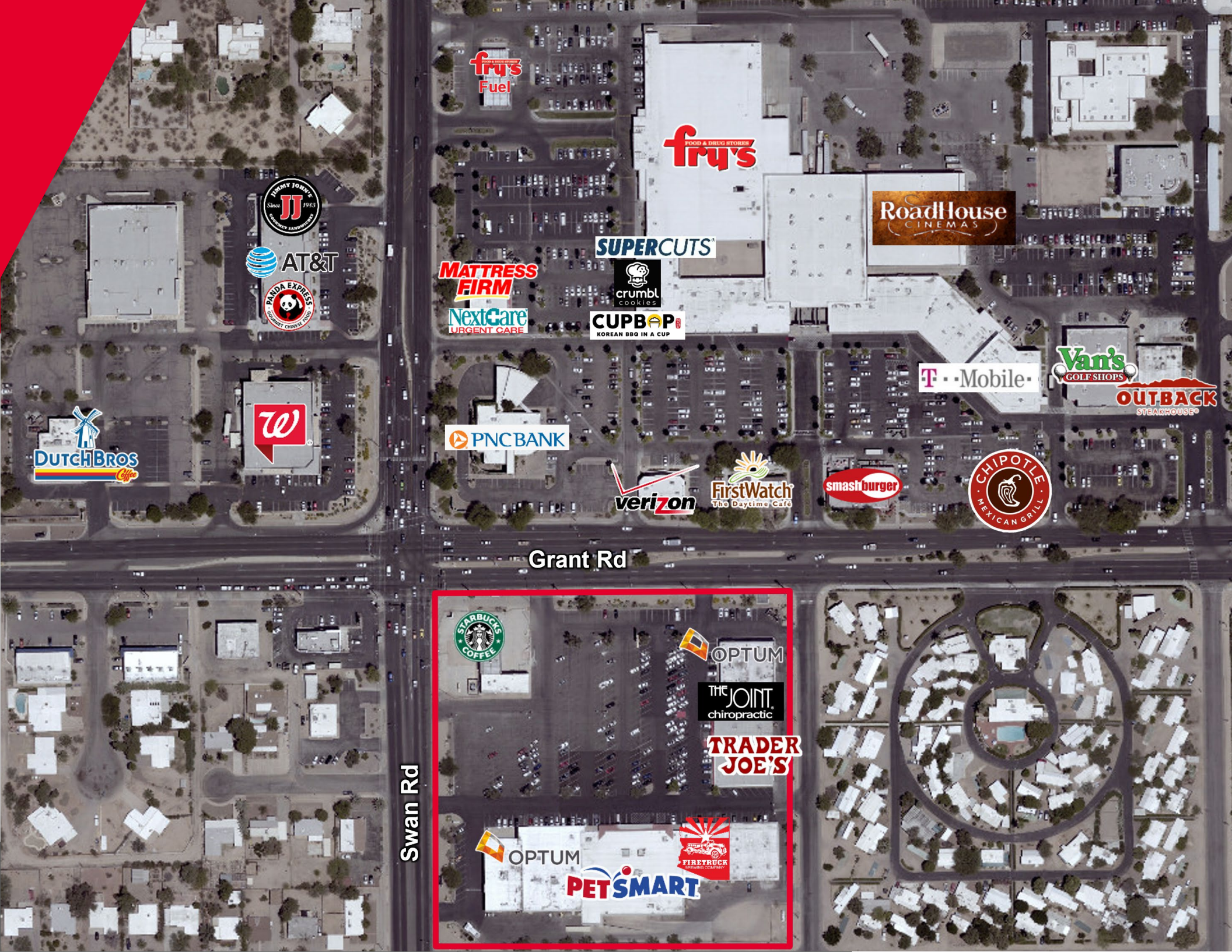
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SITE PLAN



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Fuel

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FOOD & DRUG STORES

RoadHouse
CINEMAS

JOHN JOHN'S
Since 1985
FRIES
BURRITOS SANDWICHES

AT&T

PANDA EXPRESS
COMFORT CHINESE FOOD

SUPERCUTS

MATTRESS FIRM

crumbl
cookies

NextCare
URGENT CARE

CUPBAP
KOREAN BBQ IN A CUP

T-Mobile

Van's
GOLF SHOPS

OUTBACK
STEAKHOUSE

DUTCHBROS
Coffee

W

PNC BANK

verizon

FirstWatch
The Daytime Cafe

smash burger

CHIPOTLE
MEXICAN GRILL

Grant Rd

Swan Rd

STARBUCKS
COFFEE

OPTUM

THE JOINT
chiropractic

TRADER JOE'S

OPTUM

PET SMART

FIRETRUCK
EMERGENCY SERVICE