EASTPOINT MARKETPLACE

SWC 22nd St & Kolb Rd | Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR

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PROPERTY DETAILS

Availability	3,013 SF – Restaurant Space 6,300 SF – Restaurant Space
Lease Rate	Contact Agent
Availability	Immediate
Zoning	C-2, City of Tucson

HIGHLIGHTS

- 132,972 SF project on 14.75 acres
- Strong Eastside location with great visibility and access
- One of Tucson's busiest intersections with over 79,500 vehicles per day
- Close to Davis-Monthan Air Force Base

TRAFFIC COUNTS

22nd St	49,013 VPD (2022)
Kolb Rd	44,748 VPD (2022)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	15,834	$77,234	4,298
3 Miles	117,499	$81,268	49,885
5 Miles	214,878	$91,248	95,507

Greg Furrier / Principal / gfurrier@picor.com / +1 520 909 6111
Natalie Furrier / nfurrier@picor.com / +1 520 955 7663

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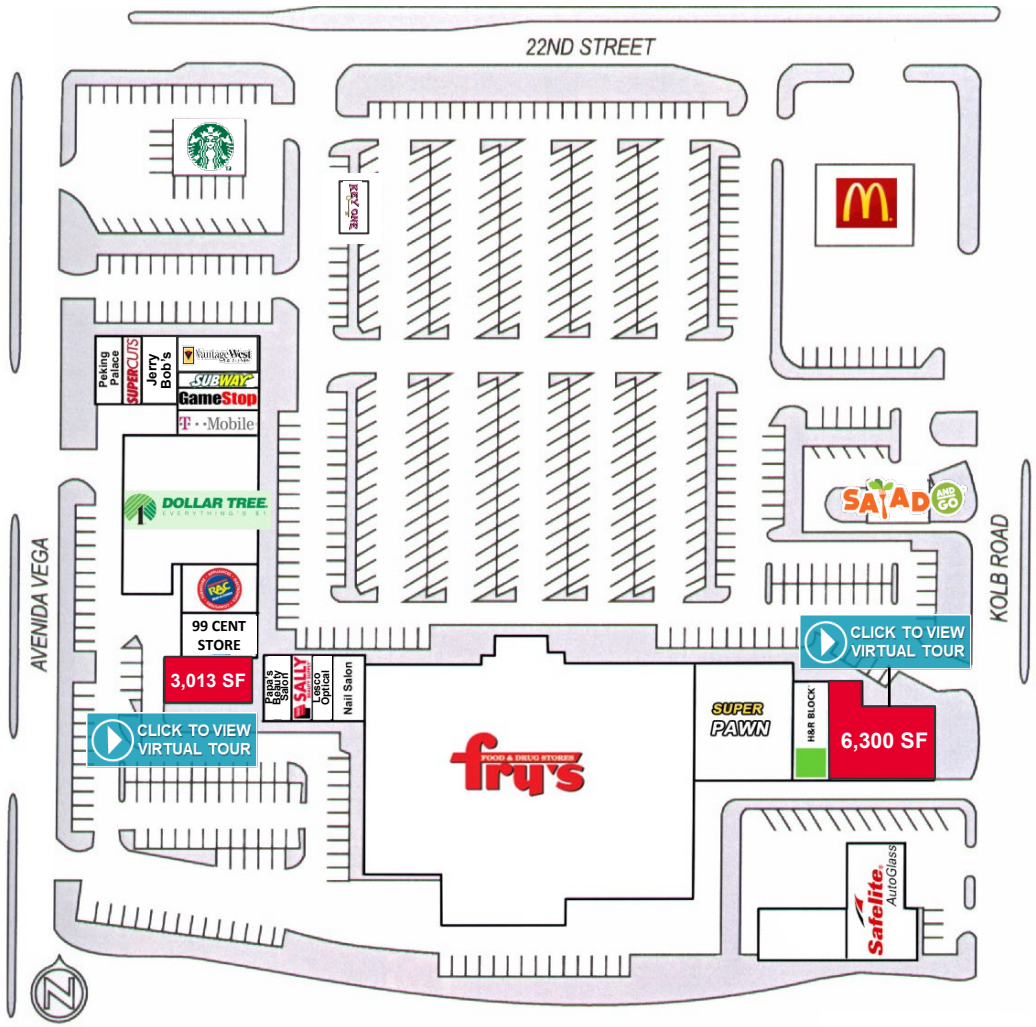
SITE PLAN



Space	Tenant
1	**6,300 SF – FULLY FIXURIZED RESTAURANT**
2	H&R Block
3	Super Pawn
4	Nail Salon
5	Lesco Optical
6	Sally Beauty Supply
7	Papa's Beauty Parlor
8	**3,013 SF – FIXURIZED RESTAURANT WITH PATIO**
9/10	99 Cent Store
11	Rent-A-Center
12	Dollar Tree
13	T-Mobile
14	Game Stop
15	Subway
16/17	Vantage West Credit Union
18	Vantage West Credit Union
19/20	Jerry Bob's Restaurant
21	Supercuts
22	Peking Palace
Kiosk	Key One

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