

EASTPOINT MARKETPLACE

SWC 22nd St & Kolb Rd | Tucson, AZ

CUSHMAN &
WAKEFIELD

PICOR



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PROPERTY DETAILS

Availability 1,200 SF
3,013 SF – Restaurant Space
1,204 SF
703 SF

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 86,000 vehicles per day
- Close to Davis-Monthan Air Force Base

TRAFFIC COUNTS

22nd St 45,780 VPD (2024)

Kolb Rd 40,322 VPD (2024)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	16,636	\$80,137	3,692
3 Miles	120,220	\$76,824	42,539
5 Miles	218,302	\$86,447	85,245

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

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4/28/2025

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SITE PLAN



Space	Tenant
1	Anchor Bar
2	H&R Block
3	Super Pawn
4	Nail Salon
5	1,200 SF – AVAILABLE
6	Sally Beauty Supply
7	Papa's Beauty Parlor
8	3,013 SF – AVAILABLE FIXURIZED RESTAURANT WITH PATIO
9/10	99 Cent Store
11	Rent-A-Center
12	Dollar Tree
13	T-Mobile
14	1,204 SF – AVAILABLE EARLY 2026
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	703 SF – AVAILABLE

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