

RETAIL

Property Features

- Excellent visibility on 22nd Street
- Monument signage available
- High daytime demographics
- Trade area has high activity from local restaurants, bars and retailers

Property Highlights

Availability	1,200 SF - Suite 136
Lease Rate	\$12.00 / SF, NNN
NNN	\$3.19 / SF
Zoning	C-2, City of Tucson

Traffic Counts 24 hr. two-way volume of average weekday traffic. Source: Pima Association of Governments

22 nd Street	30,972 VPD (2021)
Pantano Road	20,242 VPD (2021)

Demographics 2021 Estimated	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population Density	15,745	120,669	200,500
Average HH Income	\$54,752	\$64,609	\$68,303
Households	7,310	53,963	89,923
Daytime Population	5,786	34,782	76,202



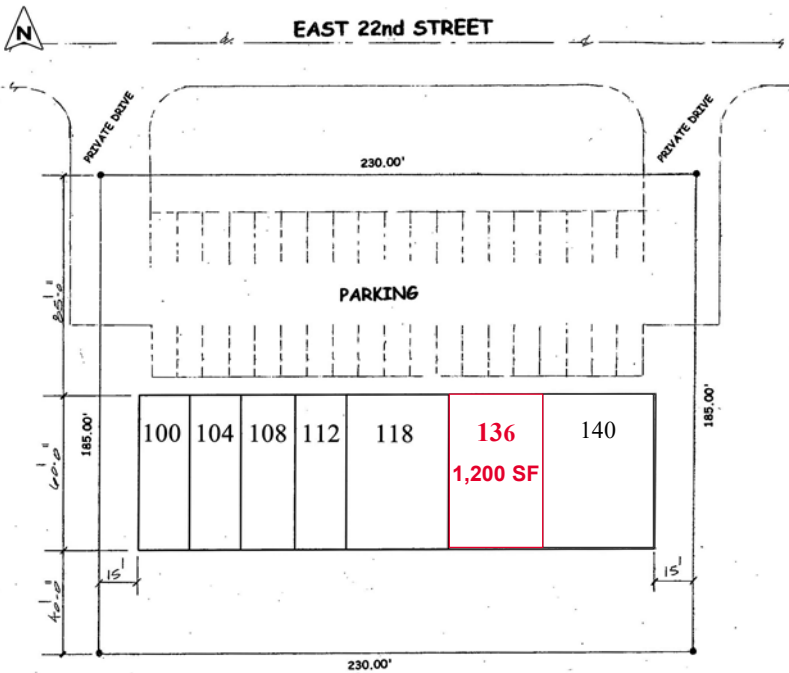
For more information, please contact:

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Suite	Tenant
100	Kenny D's
104, 108, 112	Medmar
118	Louie's Cantina
136	Available 1,200 SF
140	Western Valley Communications