

SPANISH TRAIL PLAZA

22nd St. & Harrison Rd. | Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR

FOR LEASE



Old Spanish Trail 8,587 VPD (2023)

Harrison Rd 17,900 (2023)

22nd St 16,491 (2023)



CLICK TO VIEW
AERIAL TOUR

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PROPERTY DETAILS

Availability	Suite 161: 2,400 SF
Lease Rate	Contact Agent
NNN Rate	\$±5.31 / SF
Year Built	1987
Zoning	C-1, City of Tucson
Address	9431-9451 E. 22nd St. Tucson, AZ 85710

NEIGHBORING TENANTS

Target, Fry's, Peter Piper Pizza, Starbucks, Panda Express, Walgreens, Ross, Office Max, Petco, Childtime, Subway, Village Inn, Chipotle & More

HIGHLIGHTS

- Located in Tucson's fastest growing trade area
- Monument signage available
- Dominant Eastside intersection

TRAFFIC COUNTS

22nd St.	16,491 (2023)
Harrison Rd.	17,900 (2023)
Old Spanish Trail	8,587 (2023)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	10,880	\$118,1146	2,268
3 Miles	87,692	\$96,650	17,600
5 Miles	168,667	\$99,162	42,201

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

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8/23/2024

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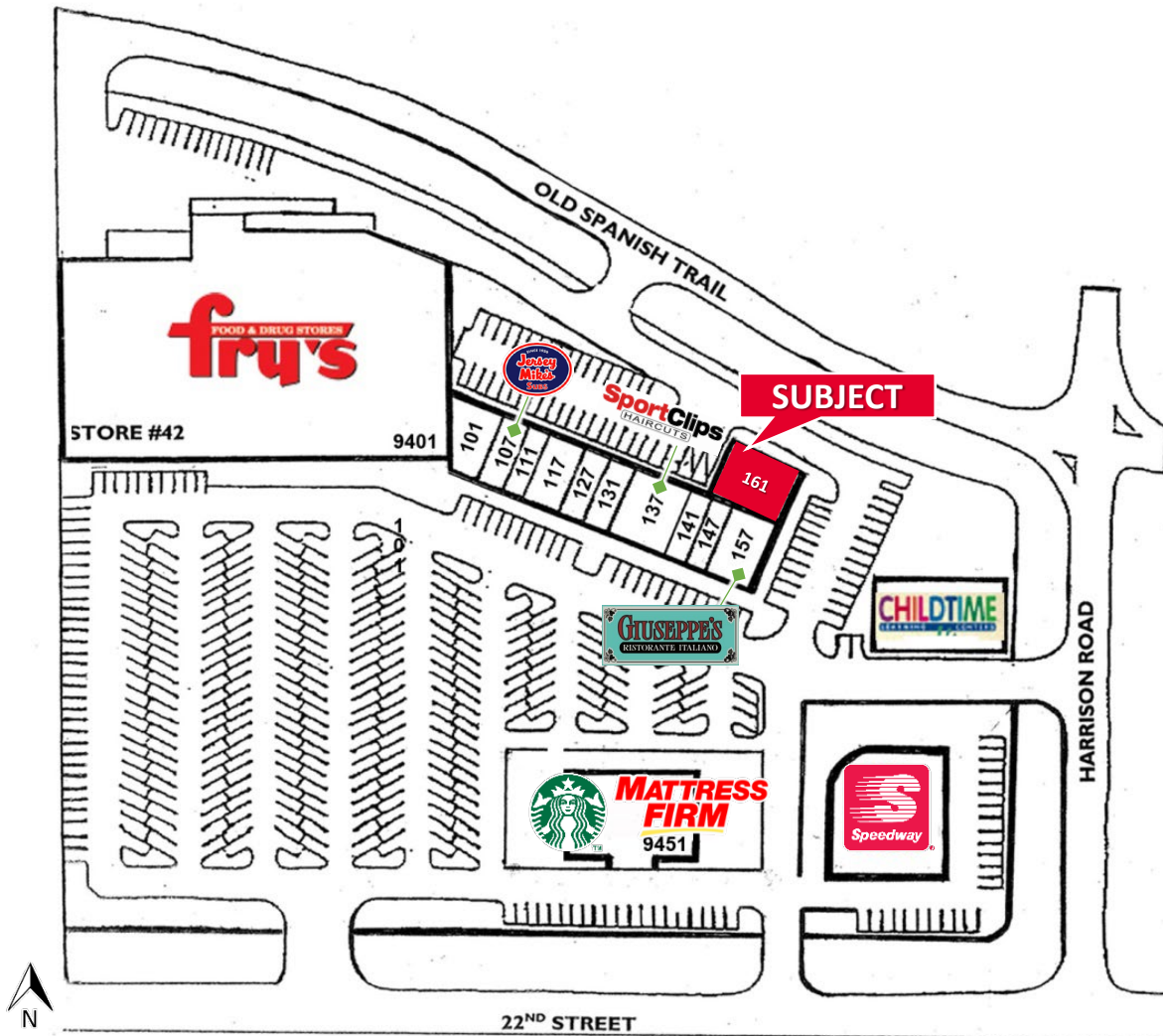
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SITE PLAN



Suite	Tenant
101	Mail Depot
107	Jersey Mikes
111	Mimosa Nail Salon
117	Spanish Trail Pet Clinic
127	Golden House Chinese Restaurant
131	Sports Clips
137	Bread & Butter Café
141	Foot Care
147	Park Avenue Cleaners
157	Guiseppe's Ristorante Italiano
161	2,400 SF Available
9451	Mattress Firm
9451	Starbucks
1120	Childtime

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