

4380- 4410 E. GRANT ROAD

TUCSON, AZ 85712



For Lease | Retail Center

**WE ARE
THE CENTER
OF RETAIL**





CUSHMAN &
WAKEFIELD



PICOR

4380- 4410 E. GRANT ROAD

TUCSON, AZ 85712

RETAIL SPACE

±8,209 SF (Divisible)

LEASE RATE

From \$10.00/SF

NNN CHARGES

Est \$2.75/SF

ZONING

C-1, City of Tucson

NEIGHBORING TENANTS

Fry's Food, Trader Joe's, PetSmart, Walgreens & More

COMMENTS

- Building remodel/renovation underway
- This well-located retail center captures “going-home” side of the road traffic on Grant Road
- It would be ideal for a retail or service business wanting great exposure to the road
- Signage available and retains good co-tenants
- Traffic counts on Grant Rd: 41,970 VPD (2022)

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE HOUSEHOLD
INCOME

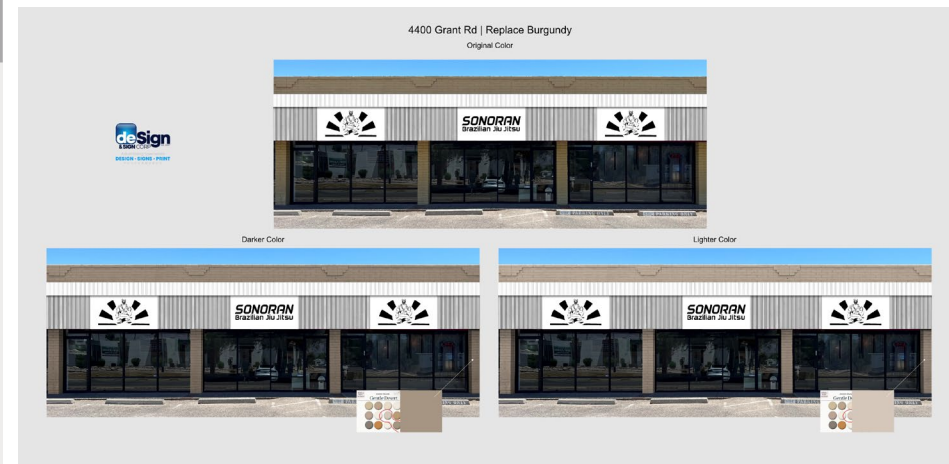


DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	20,346	\$46,485	8,589	\$191.98 M
3 Miles	61,861	\$52,148	32,165	\$647.82 M
5 Miles	107,092	\$61,470	78,958	\$1.26 B



Andy Seleznov, CCIM / aseleznov@picor.com / 1 520 546 2775

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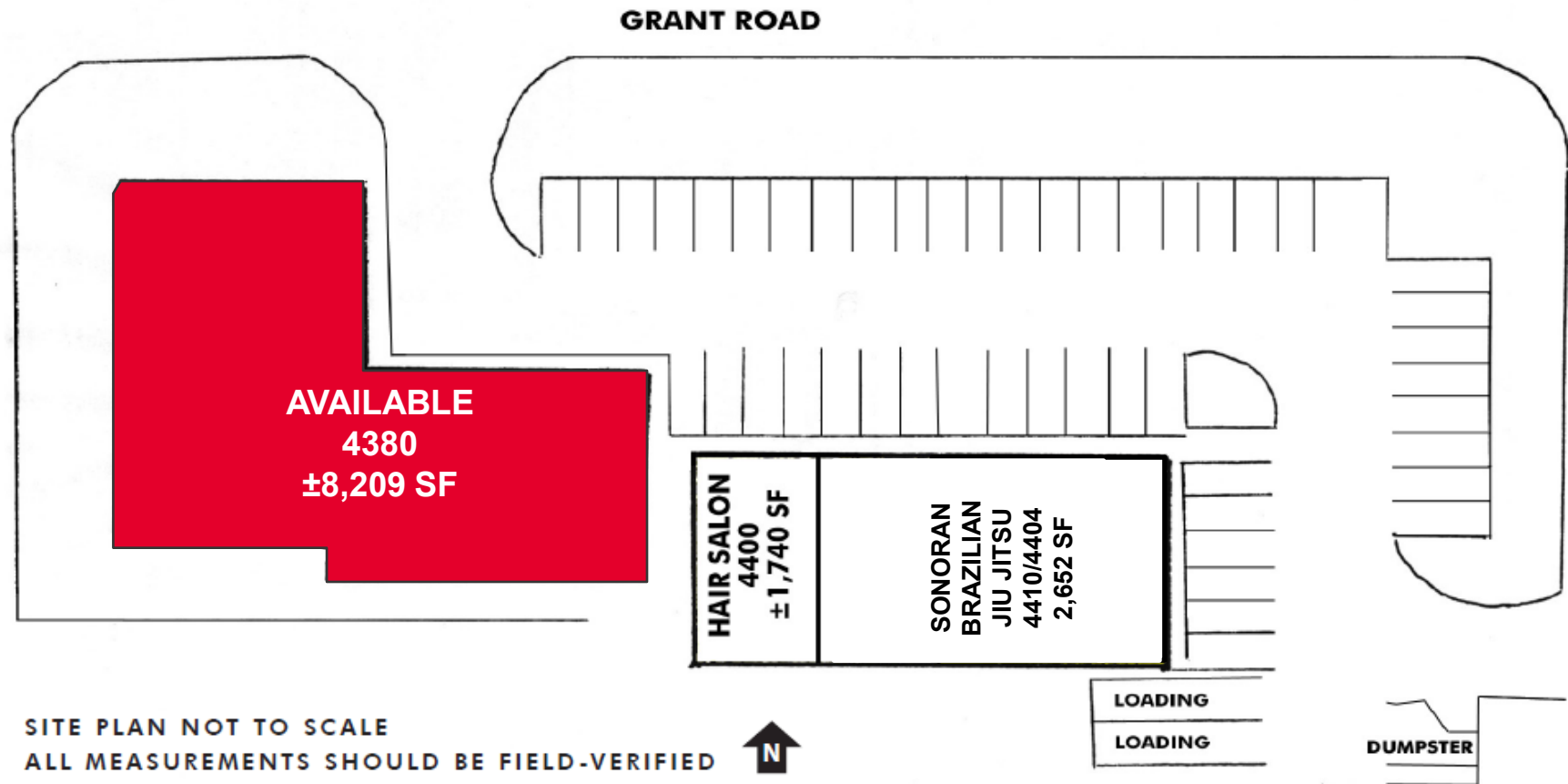


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SITE PLAN



SITE PLAN NOT TO SCALE

ALL MEASUREMENTS SHOULD BE FIELD-VERIFIED



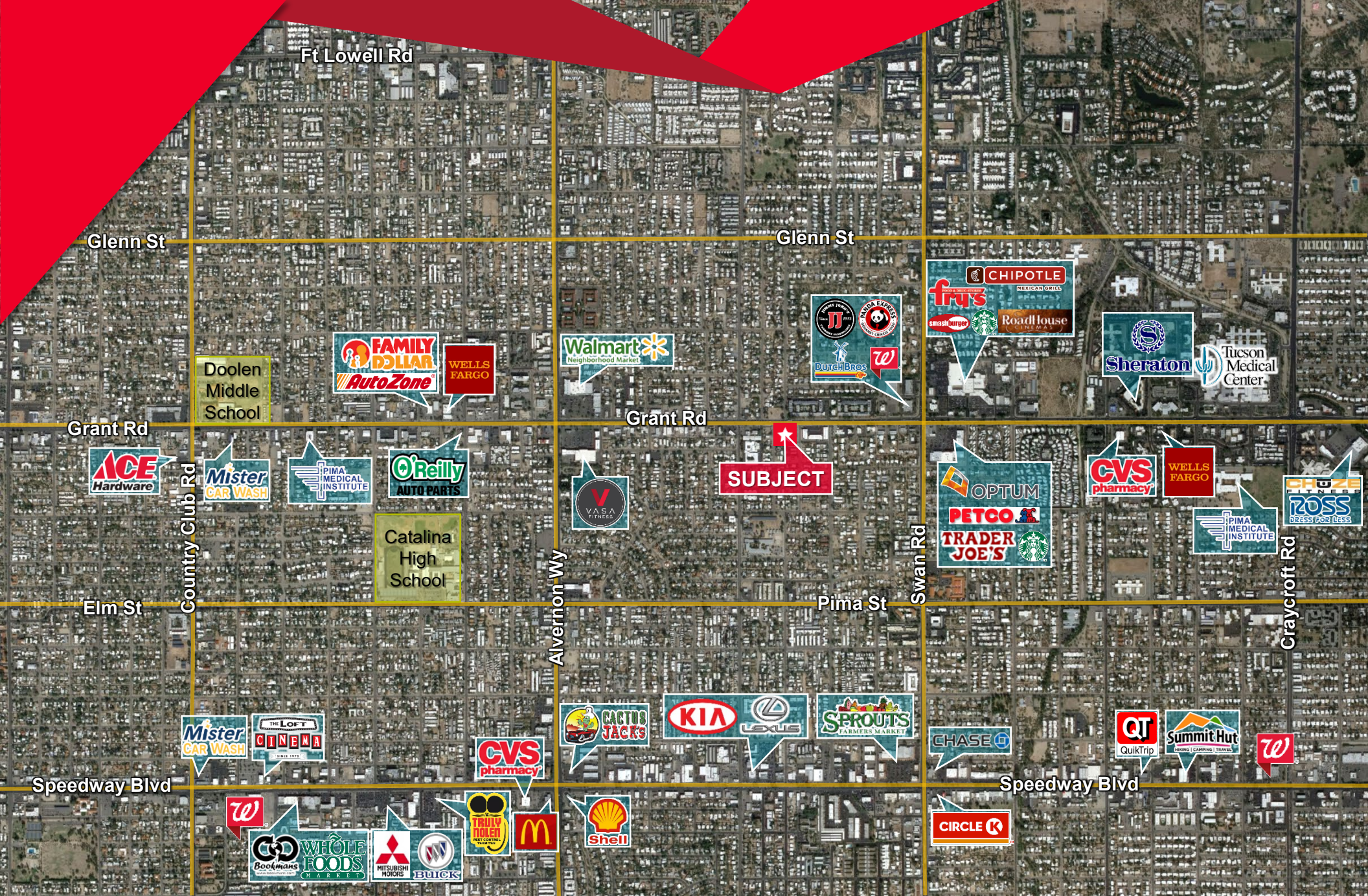
LOADING

LOADING

DUMPSTER

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