

4837 N. 1ST AVENUE

TUCSON, AZ 85718



Freestanding Building for Lease | South of SWC River Rd & 1st Ave

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OF RETAIL



Aaron LaPrise / alaprise@picor.com / +1 520 546 2770
Greg Furrier / gfurrier@picor.com / +1 520 546 2735
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BUILDING SIZE

2,160 SF

LOT SIZE

18,750 SF

NNN CHARGES

±\$4.25 PSF

NEIGHBORING TENANTS

Walgreens, Culver's, Best Buy, Walmart, Petco, OfficeMax, Beall's Outlet & More

COMMENTS

- Street side visibility on 1st Ave at River Rd intersection
- Street side monument sign
- Zoning CB-1, Pima County
- New parking lot (2020)
- New exterior paint (2020)



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	10,366	\$61,252	7,023	\$125.49 M
3 Miles	92,930	\$62,044	47,918	\$1.04 B
5 Miles	228,604	\$63,949	143,733	\$2.56 B

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AERIAL



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