## CUSHMAN & PICOR

FOR LEASE 3936 W. Costco Drive Tucson, AZ 85741



### 11,436 SF Retail Building Lease Rate: \$14.00/ SF NNN

#### **Property Features**

- · Open floor plan built for Naughton's plumbing
- · Zoned HI (Heavy Industrial) Town of Marana
- DO NOT DISTURB OCCUPANT



| Demographics<br>2016 Est. | 1-Mile<br>Radius | 3-Mile<br>Radius | 5-Mile<br>Radius |
|---------------------------|------------------|------------------|------------------|
| Population                | 8,077            | 54,688           | 124,990          |
| Avg. Household Income     | \$64,261         | \$71,647         | \$74,800         |
| Household                 | 3,222            | 22,179           | 52,345           |
| Retail Expenditure        | \$76.8 M         | \$567 M          | \$1.38 B         |

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

| Orange Grove Road | 32,120 VPD |
|-------------------|------------|
| Thornydale Road   | 38,839 VPD |

For more information, please contact:

Greg Furrier, Principal **Retail Properties** +1 520 546 2735 gfurrier@picor.com

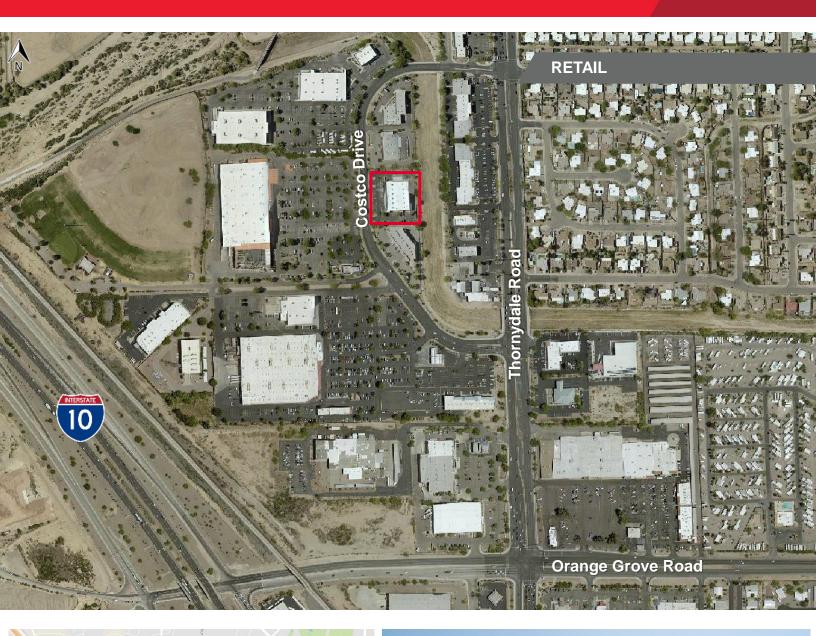
**Diane Carlson, Assistant Retail Properties** +1 520 546 2729 dcarlson@picor.com

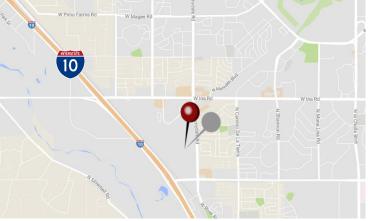
**PICOR Commercial Real Estate Services** 5151 E. Broadway Blvd, Suite 115 Tucson, Arizona 85711 phone: +1 520 748 7100 picor.com

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