

GRANT CENTER

SEC GRANT RD & ALVERNON WY, TUCSON, AZ

For Lease | Retail Anchored Center | 3904-3944 E. Grant Road



WE ARE
THE CENTER
OF RETAIL



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CUSHMAN &
WAKEFIELD



PICOR

GRANT CENTER

SEC GRANT RD & ALVERNON WY, TUCSON, AZ



RETAIL SPACE

990 SF, (2) 1,200 SF, 2,100 SF
2,400 SF (Former Dentist)

LEASE RATE

Upon Request

ZONING

C-1, City of Tucson

NEIGHBORING TENANTS

Vasa Fitness, Walmart Neighborhood Center, Humana,
Church's Chicken, Subway, Burger King, & More

COMMENTS

- New Vasa Fitness anchor now open
- One of Tucson's busiest intersections with over 50,000 vehicles per day
- Great visibility and access
- Strong central location



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	21,925	\$50,807	5,162	\$220.7 M
3 Miles	115,791	\$62,140	72,485	\$1.3 B
5 Miles	273,033	\$62,282	177,203	\$2.95 B

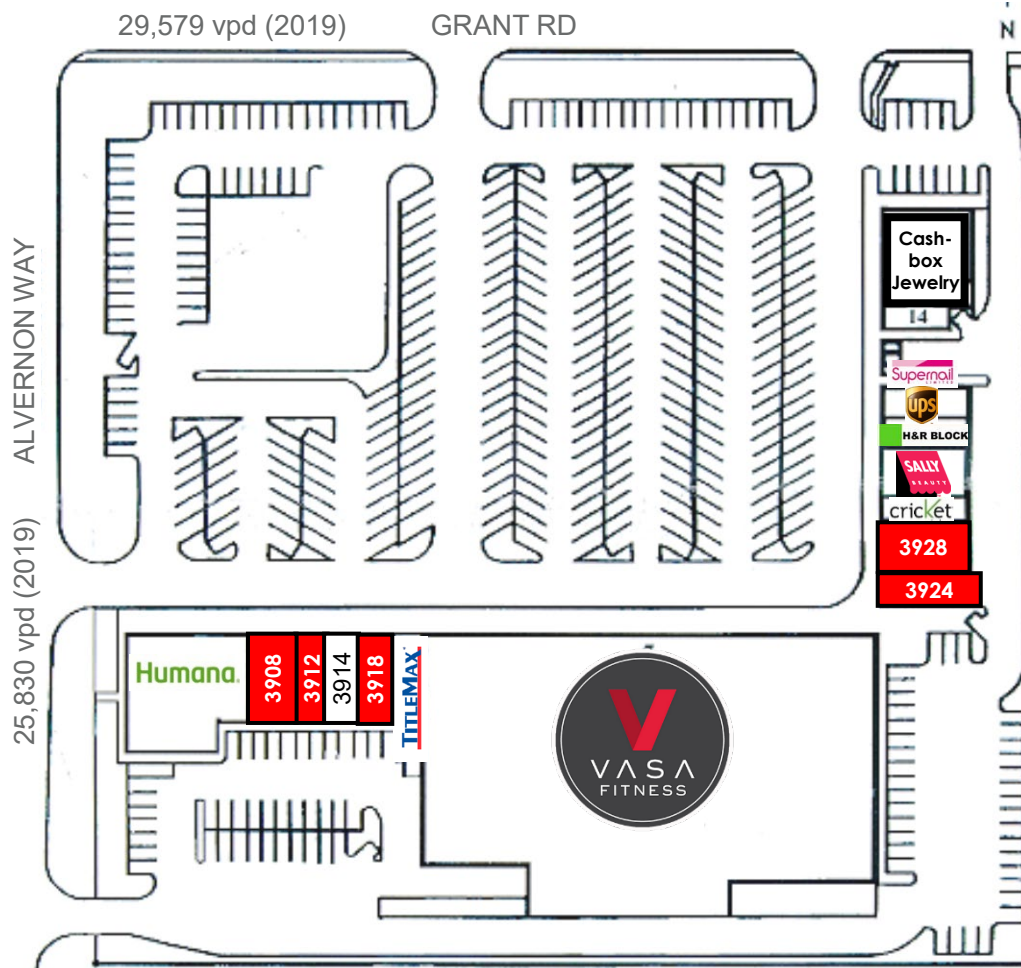
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7/28/2022
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SITE PLAN



Suite	Tenant	Size(SF)
3904	Humana	5,700
3908	AVAILABLE	2,400
3912	AVAILABLE	990
3914	Popcorn Country	900
3916	Title Max	1,200
3918	AVAILABLE	1,200
3920	Vasa Fitness	
3924	AVAILABLE	1,200
3928	AVAILABLE (Divisible)	2,100
3930	Cricket Wireless	900
3934	Sally Beauty Supply	1,800
3936	H & R Block	1,200
3938	UPS Store	1,200
3940	Super Nail	675
3942-44	Cashbox Jewelry & Pawn	3,000



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A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client.

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