

SANTA FE SQUARE

Sabino Canyon Rd & Tanque Verde Rd | Tucson, AZ

CUSHMAN &
WAKEFIELD

PICOR

FOR LEASE



SANTA FE SQUARE

Sabino Canyon Rd & Tanque Verde Rd | Tucson, AZ



PROPERTY DETAILS

	968 SF	CLICK TO VIEW VIRTUAL TOUR
Office/Retail Space	1,580 SF (Former Salon) Up to 8,768 SF	CLICK TO VIEW VIRTUAL TOUR
Lease Rate	Contact Agent	
NNN Rate	Est. \$6.42/SF	
Year Built	1976	
Zoning	C-1, City of Tucson	
Address	7000 E Tanque Verde Rd, Tucson AZ 85715	

HIGHLIGHTS

- Located at one of the busiest intersections in Tucson
- Tanque Verde Rd leads to the affluent Tanque Verde Valley residential area and Sabino Canyon Rd leads to the affluent Catalina Foothills residential
- Across from Morris Udall Regional Park
- Future development opportunity (contact broker)

TRAFFIC COUNTS

Sabino Canyon Rd	35,337 VPD (2024)
Tanque Verde Rd	44,563 VPD (2024)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	9,744	\$108,513	5,824
3 Miles	89,194	\$95,658	42,528
5 Miles	242,794	\$94,241	85,057

Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
4/23/2025

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

SANTA FE SQUARE

Sabino Canyon Rd & Tanque Verde Rd | Tucson, AZ

SITE PLAN



Space	Tenant	Size (SF)
4, 34	Poco & Mom's Cantina	3,359
3	F45	2,587
5	Tucson Wellness	1,273
6	Tucson Wellness	1,980
7	Tucson Sports Recovery	2,286
8	AVAILABLE (SALON SPACE)	1,580
9	Yoga Oasis	681
10	AVAILABLE	968
11 2 nd Fl	Tucson Lifestyle Magazine	4,353
15	Shaffer Dry Cleaning & Laundry	624
16, 17, 18	Desert Art Museum - Main	8,838
19*	AVAILABLE	1,288
20*	AVAILABLE	1,625
26*	AVAILABLE	3,638
29B*	AVAILABLE	2,217
*Can be combined to 8,768 SF		
29A & 36	At Lease	6,416
A	Proposed Building	1,836

Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
4/23/2025
Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

SANTA FE SQUARE

Sabino Canyon Rd & Tanque Verde Rd | Tucson, AZ

CUSHMAN &
WAKEFIELD

PICOR

AERIAL



Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
4/23/2025

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



SUBJECT

Traffic Counts 24-hr. two-way volume of average weekday traffic. Source: Pima Association of Governments	
Tanque Verde Road	44,563 VPD (2024)
Sabino Canyon Road	35,337 VPD (2024)
Grant Road at Kolb Road	45,671 VPD (2024)

Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
 4/23/2025
 Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.