

5102 - 5110 E. 5th STREET

TUCSON, AZ 85711



For Lease | Retail / Office

WE ARE
THE CENTER
OF RETAIL



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RETAIL/OFFICE SPACE

±3,082 SF

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Combinable to ±6,164 SF

LEASE RATE

\$12.00/ SF Modified Gross

(Tenant pays utilities, janitorial, suites can be combined or demised to meet your needs)

ZONING

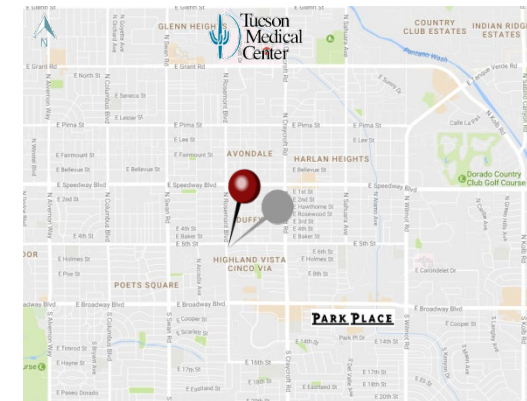
C-1, City of Tucson

NEIGHBORING TENANTS

Target, Planet Fitness, Walgreens, Viscount Suites, Barnes & Noble, Petco & More

COMMENTS

- Central location near Williams Center
- This end-cap space is located at a signalized intersection in a convenient central office and retail area.
- This is on the going-home side of the road and has great visibility!
- Traffic Counts 5th St. 13,702 VPD, Rosemont Blvd. 6,198 VPD



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	14,715	\$47,743	14,309	\$170 M
3 Miles	119,618	\$44,275	79,841	\$1.32 B
5 Miles	272,700	\$45,774	181,570	\$2.96 B



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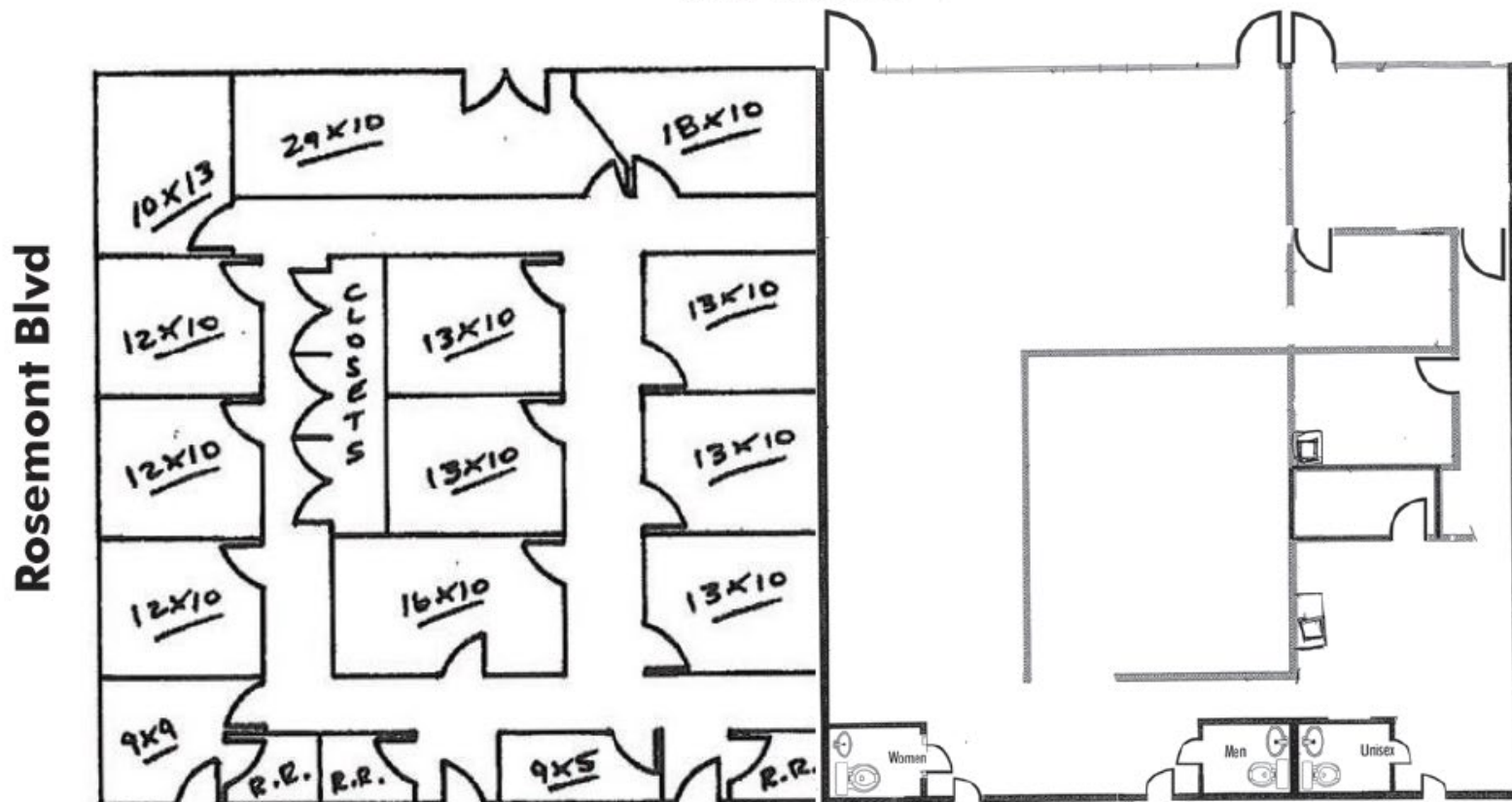
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FLOOR PLAN

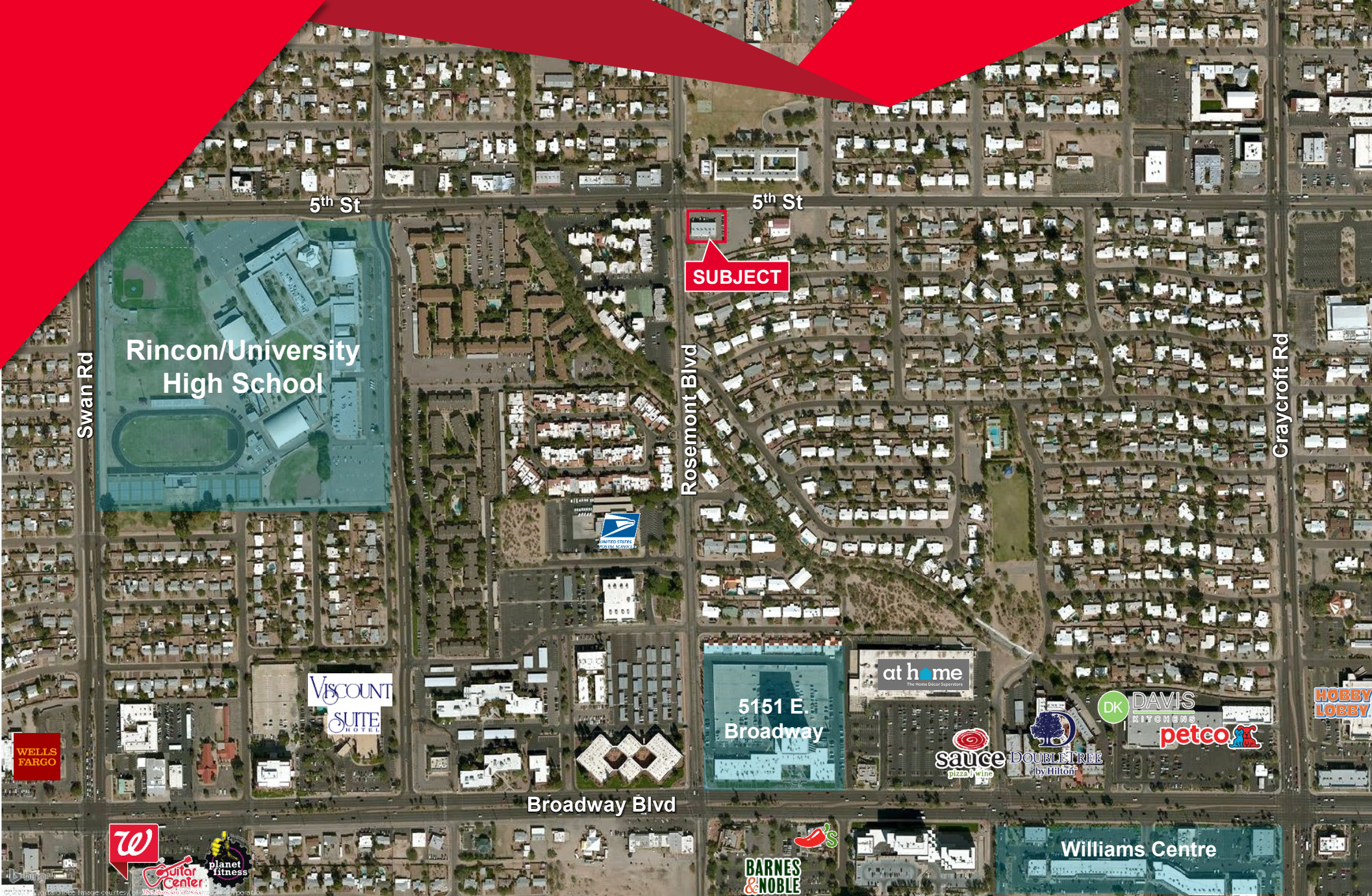
5th Street



Floor plans not to scale - Measurements approx.

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