

VENTANA PLAZA

SWC Kolb Rd & Territory Dr | Tucson, AZ

CUSHMAN &
WAKEFIELD

PICOR

FOR LEASE



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PROPERTY DETAILS

Availability	Suite 113: 1,054 SF (Retail) Suite 203: 1,541 SF (2 nd floor office)	CLICK TO VIEW VIRTUAL TOUR
Lease Rate	Contact Agent	
Lease Type	Contact Agent	
Availability	Immediate	
Zoning	CB-1	
Address	5415-5455 N Kolb Rd, Tucson AZ 85750	

HIGHLIGHTS

- Located in the affluent Catalina Foothills at the gateway to Ventana Canyon Country Club and Resort
- High end specialty center with a nice mix of successful restaurants, retailers, fitness, and service uses
- Over \$144,890 average household income within 1 mile

TRAFFIC COUNTS

Sunrise Dr	16,919 VPD (2024)
Kolb Rd	12,306 VPD (2024)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	5,639	\$154,473	1,104
3 Miles	32,190	\$168,619	6,406
5 Miles	95,696	\$134,658	36,633

Dave Hammack / Principal, Retail Properties / dhammack@picor.com / +1 520 546 2712
Ryan McGregor / Office Properties / rmcgregor@picor.com / +1 520 546 2748

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4/28/2025*

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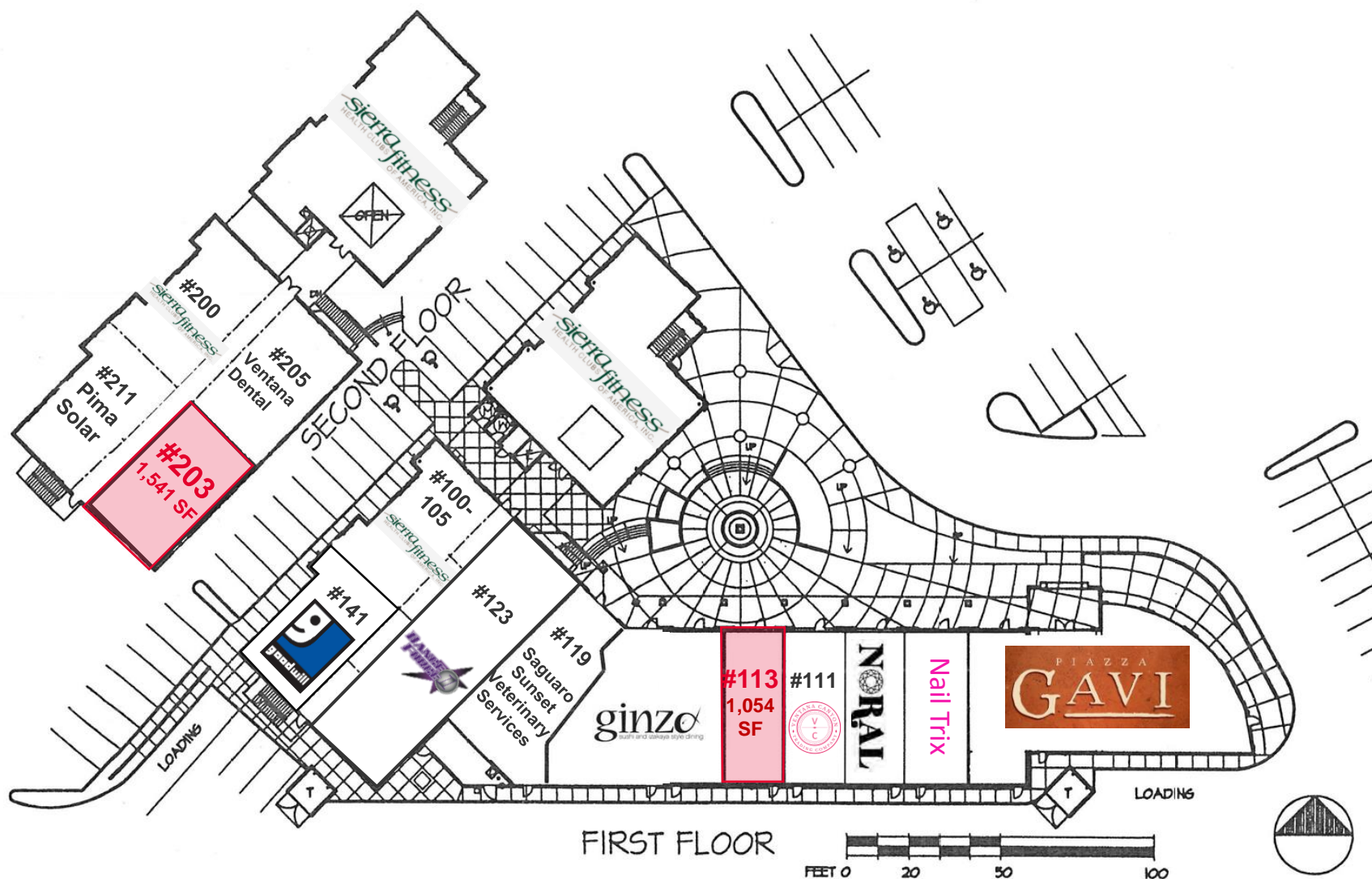
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SITE PLAN



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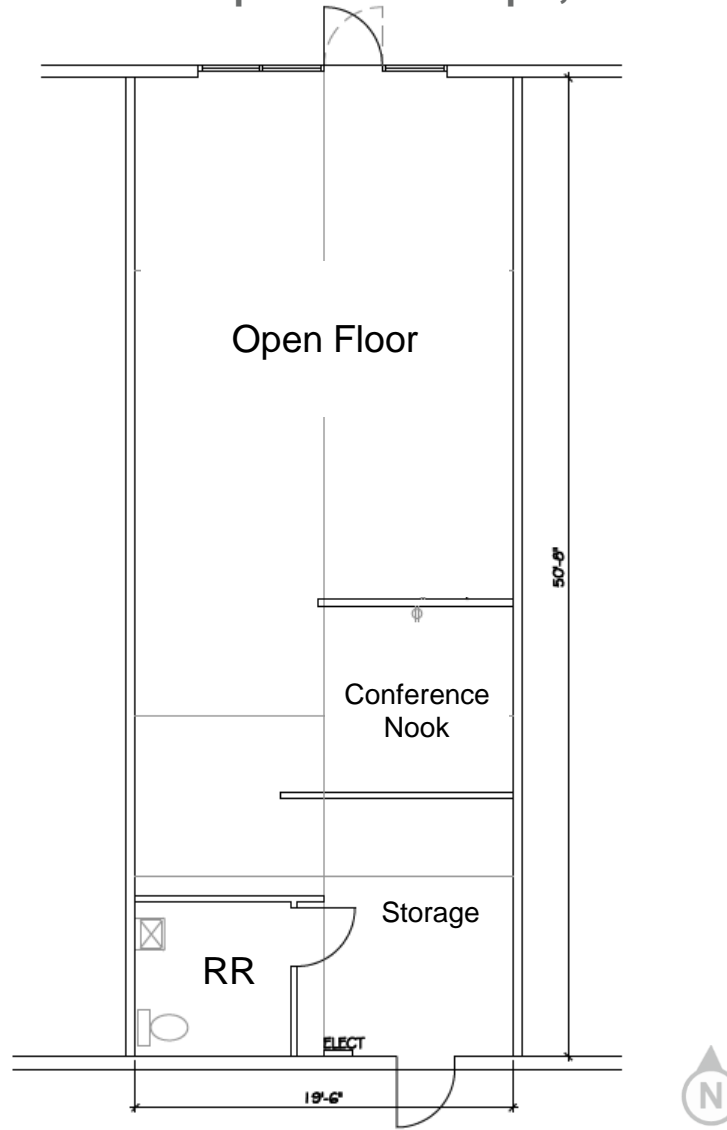
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FLOOR PLAN | SUITE 113 | 1,054 SF



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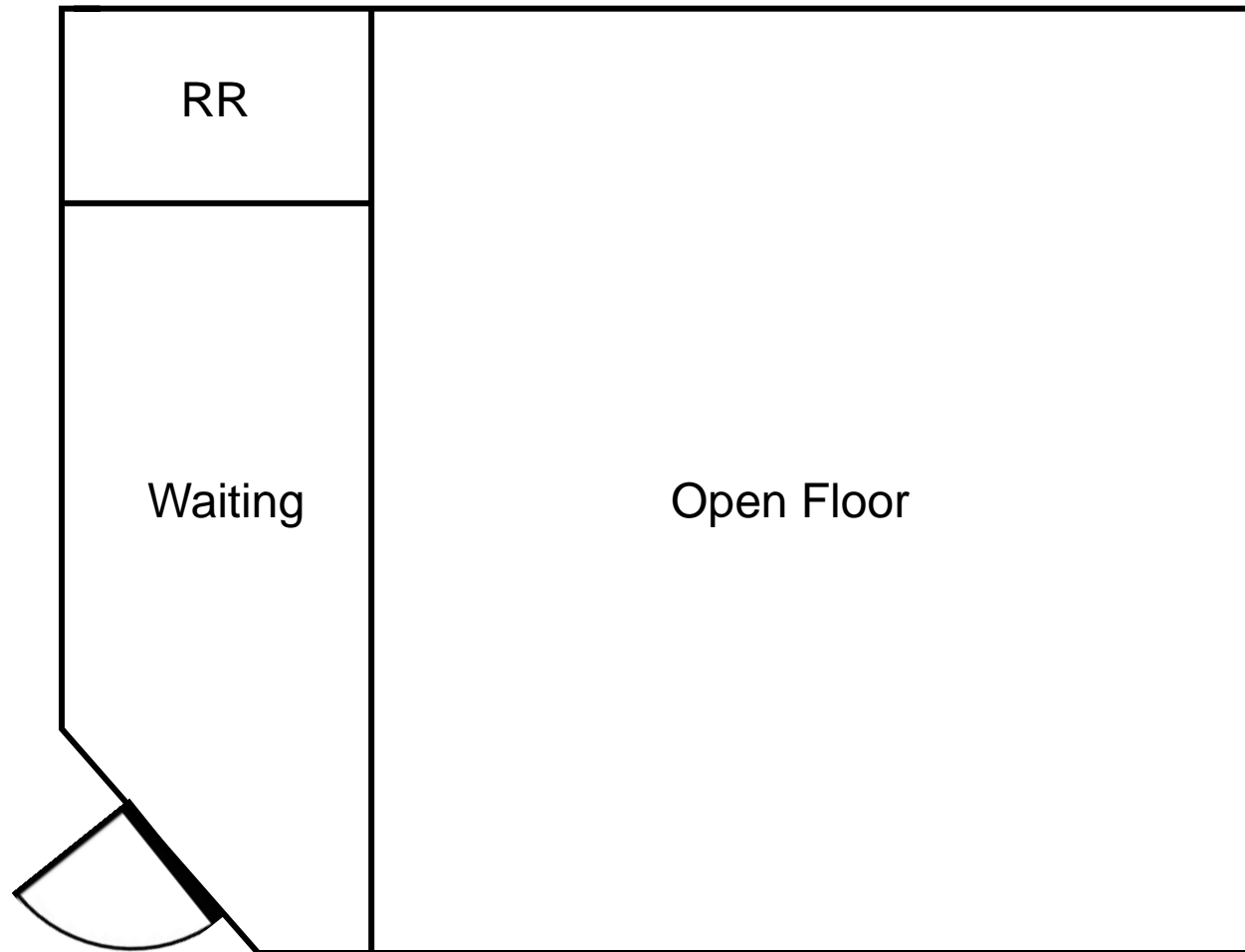
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FLOOR PLAN | SUITE 203 | 1,541 SF



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Sunrise Dr 16,919 VPD (2024)

EL CHARRO

Territory Dr 1,815 VPD (2024)

Kolb Rd 12,306 VPD (2024)



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