

5919 - 5945 E. 22ND STREET

EAST OF 22ND ST & CRAYCROFT RD, TUCSON, AZ 85711

For Lease | Retail / Office



WE ARE
THE CENTER
OF RETAIL



Andy Seleznov, CCIM / aseleznov@picor.com / 1 520 546 2775
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OFFICE/RETAIL SPACE

5921: ±1,250 SF \$1,041.67 / Mo.

LEASE TYPE

\$10.00/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

Walmart Neighborhood Market, Wells Fargo, Harbor Freight Tools, Walgreens,
FastMed Urgent Care, Chase Bank, and More

COMMENTS

- Located on 22nd Street between Craycroft Road and Wilmot Road
- Great visibility to 22nd Street traffic
- Ample parking in front and rear of the building
- 22nd Street: 45,820 VPD (2022); Craycroft Rd: 36,250 VPD (2022)

NEIGHBORHOOD DEMOGRAPHICS



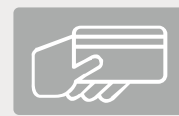
POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	15,763	\$59,088	6,815	\$149.32 M
3 Miles	111,752	\$56,639	58,049	\$1.12 B
5 Miles	248,509	\$63,634	123,573	\$2.72 B



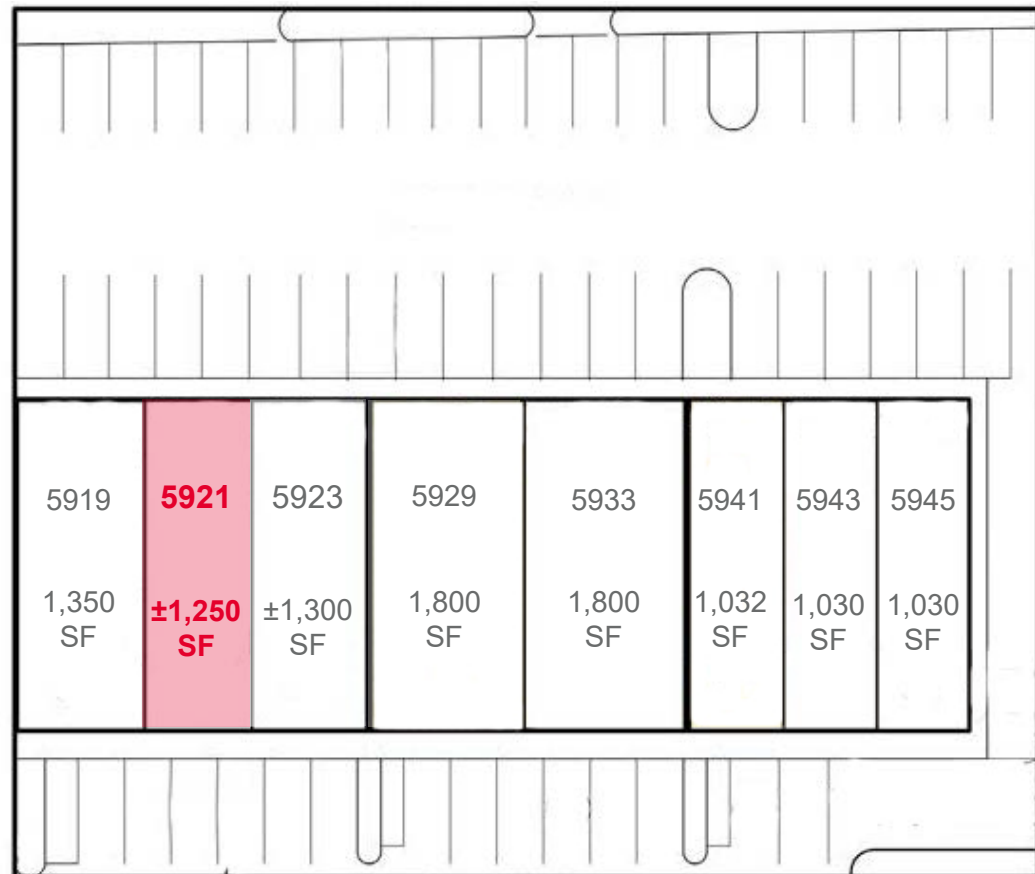


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SITE PLAN

Suite	Tenant
5919	McCreary's Insurance
5921	Available ±1,250 SF
5923	Luxor Barber Shop
5929	MATS Dojo
5933	Boxer's Rebellion Martial Arts
5941	Puffzilla
5943	Tail Waggin Grooming
5945	Nique's Beauty Supply



E. 22ND ST.



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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.

8/14/2023

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