5919 - 5945 E. 22ND STREET

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

CHUCKS

TAIL WAGGIN GROOMING

CHUCK'S

SHARPENING

SF 31

AGGRESSIVE AUTO INSURANCE

CRAYCROFT

CYCLES

For Lease | Retail / Office

CHUCKS

Andy Seleznov, CCIM / aseleznov@picor.com / 1 520 546 2775 PICOR.COM

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OF RETAIL



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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** DAYTIME TOTAL RETAIL HOUSEHOLD INCOME POPULATION **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 \$2.72 B 248,509 \$63,634 123,573

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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

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5919	5921	5923	5929	5933	5941	5943	5945	
1,350 SF	±1,250 SF	±1,300 SF	1,800 SF	1,800 SF	1,032 SF	1,030 SF	1,030 SF	

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 lesstor 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 (ofter 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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