

4444 E. GRANT ROAD

TUCSON, AZ 85712



For Lease | Retail Center

WE ARE
THE CENTER
OF RETAIL



Rob Tomlinson / rtomlinson@picor.com / +1 520 546 2757
PICOR.COM





CUSHMAN &
WAKEFIELD



PICOR

4444 E. GRANT ROAD

TUCSON, AZ 85712

RETAIL SPACE

1,400 SF- 1,800 SF

LEASE RATE

\$10.00-\$17.00/SF NNN

NNN CHARGES

\$5.07/SF

ZONING

C-1, City of Tucson

NEIGHBORING TENANTS

Fry's Food & Drug, PetSmart, Trader Joe's, Dutch Bros, & More

COMMENTS

- Great Traffic ~ 36,696 VPD Grant Road (PAG 2021. 24 hr 2-way traffic count)
- Strong market area
- Trade area tenancy



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	17,219	\$75,309	6,728	\$224.58 M
3 Miles	100,158	\$89,269	64,360	\$1.54 B
5 Miles	272,686	\$87,123	144,355	\$3.77 B

Rob Tomlinson / Principal, Retail Properties / rtomlinson@picor.com / + 1 520 546 2757

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
1/18/2024
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.



CUSHMAN &
WAKEFIELD



PICOR

4444 E. GRANT ROAD

TUCSON, AZ 85712

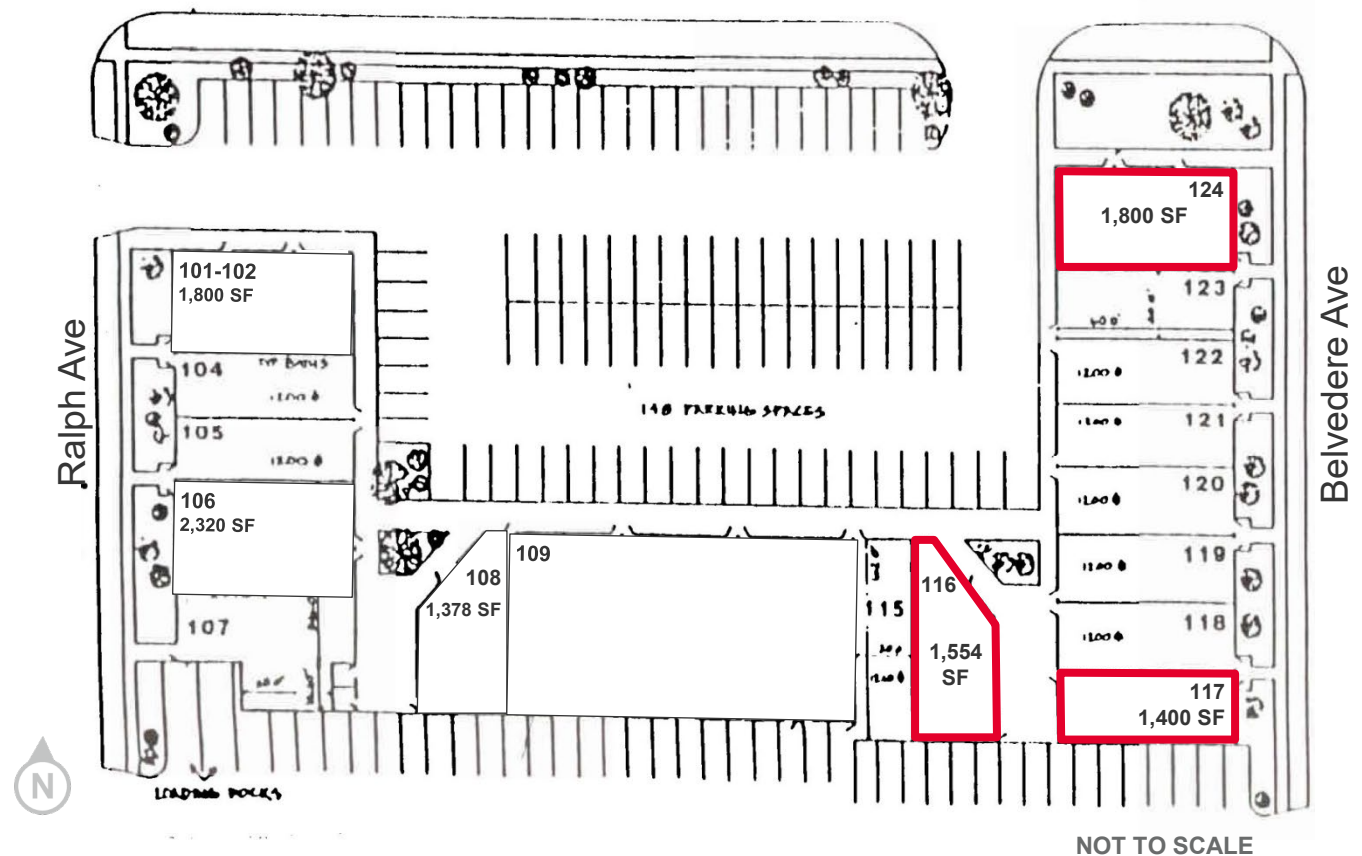
SITE PLAN

Grant Rd

(4 lanes with left turn lane/Traffic Count: in excess of 36,696 VPD)

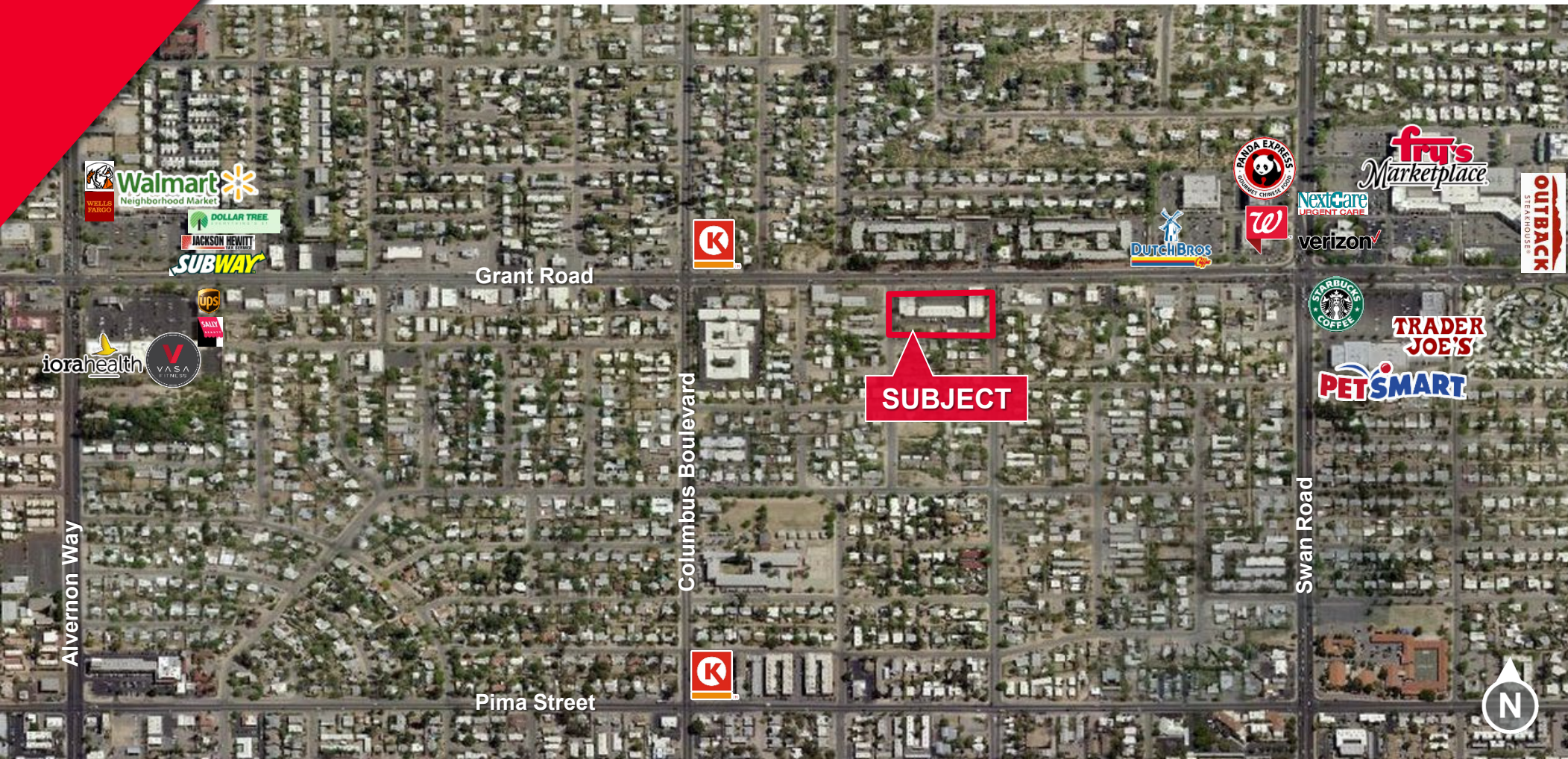
Available Suites

Suite 116	1,554 SF
Suite 117	1,400 SF
Suite 124	1,800 SF



Rob Tomlinson / Principal, Retail Properties / rtomlinson@picor.com / + 1 520 546 2757

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
1/18/2024
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.



Rob Tomlinson / rtomlinson@picor.com / +1 520 546 2757



WE ARE THE CENTER OF RETAIL

PICOR.COM

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.

1/18/2024