

FREESTANDING RETAIL/OFFICE w/ HIGH TRAFFIC & VISIBILITY

6628 E Tanque Verde Rd | Tucson, AZ

 **CUSHMAN &
WAKEFIELD**

 **PICOR**

FOR SALE

AVAILABLE



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PROPERTY DETAILS

Available	2,885 SF
Sale Price	\$495,000 (\$172/SF)
Lot Size	7,500 SF
Zoning	C2 (City of Tucson)
Tax Parcel No.	133-16-004D

HIGHLIGHTS

- Visible and identifiable freestanding building
- High traffic counts (45,671 VPD on Grant Rd)
- Strong local tenancy
- Adjacent to the intersection of Grant and Tanque Verde

TRAFFIC COUNTS

Grant Rd	45,671 VPD (2024)
Tanque Verde Rd	33,932 VPD (2024)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	10,689	\$94,854	9,570
3 Miles	94,496	\$92,618	53,189
5 Miles	250,547	\$93,834	88,868

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1/8/2026

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AERIAL



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