

EASTPOINT MARKETPLACE

Fry's Anchored Shopping Center | Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR

FOR LEASE



EASTPOINT MARKETPLACE

Fry's Anchored Shopping Center | Tucson, AZ



PROPERTY DETAILS

Available	Restaurant: 3,013 SF
Lease Rate	Contact Agent
NNN Cost	\$5.75/SF
Zoning	C2 (City of Tucson)
Address	6964-7080 E. 22nd Street, Tucson AZ 85710

TENANTS

Fry's Grocery, Dollar Tree, T-Mobile, Subway, Sally Beauty, Vantage West, Supercuts, Anchor Bar and more!

HIGHLIGHTS

- Grocery anchored center at one of Tucson's busiest intersections
- Outstanding visibility and access
- Strong co-tenancy with excellent synergy
- Dense population demos with higher-than-average incomes

TRAFFIC COUNTS

22 nd St	37,492 VPD (2025)
Kolb Rd	42,582 VPD (2025)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	16,433	\$80,656	3,691
3 Miles	119,635	\$77,467	45,081
5 Miles	217,582	\$87,895	88,773

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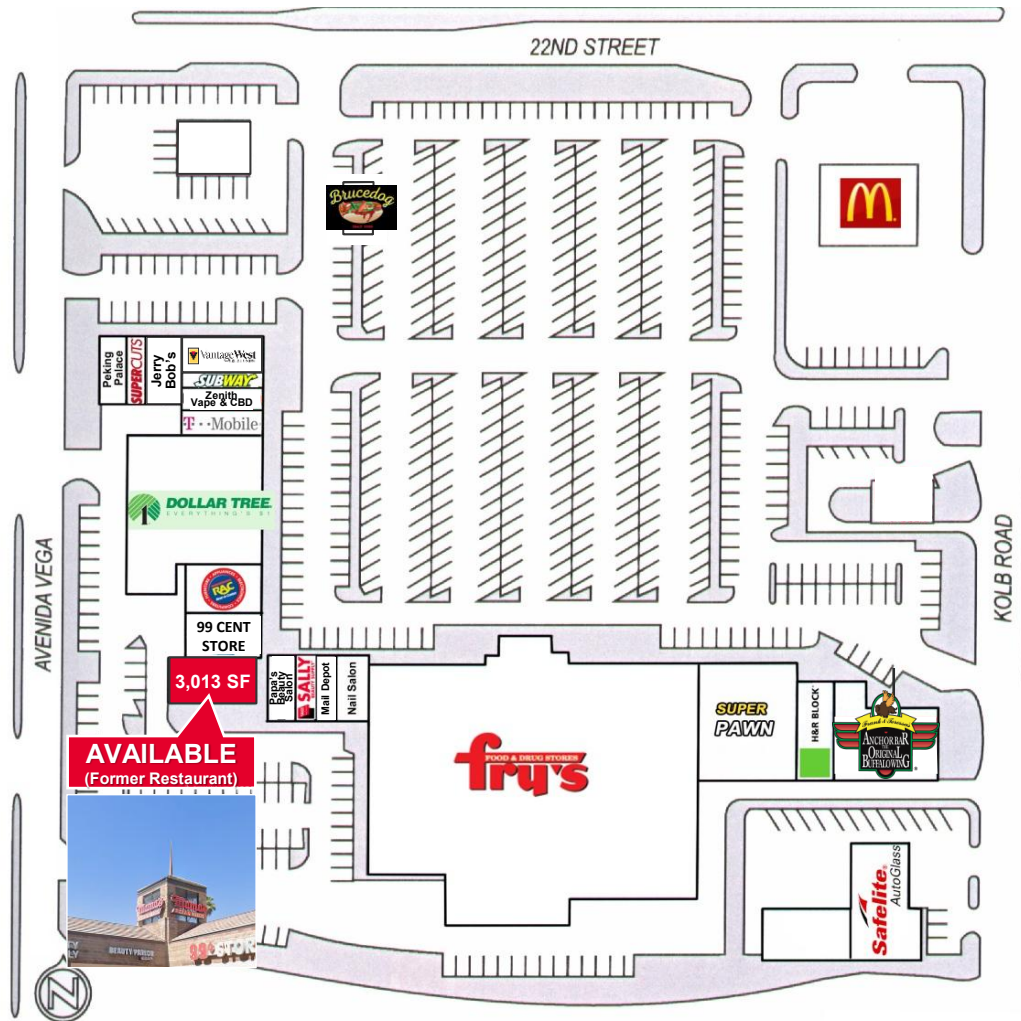
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SITE PLAN



Space	Tenant
1	Anchor Bar
2	H&R Block
3	Super Pawn
4	Nail Salon
5	Mail Depot
6	Sally Beauty Supply
7	Papa's Beauty Parlor
8	3,013 SF – AVAILABLE FIXURIZED RESTAURANT WITH PATIO
9/10	99 Cent Store
11	Rent-A-Center
12	Dollar Tree
13	T-Mobile
14	Zenith Vape & CBD
15	Subway
16/17	Vantage West Credit Union
18	Vantage West Credit Union
19/20	Jerry Bob's Restaurant
21	Supercuts
22	Peking Palace
Kiosk	Bruce's Hot Dogs

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RESTAURANT PHOTOS



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Placer collects information on the foot traffic of millions of consumers and uses location analytics to provide a better understanding of consumer behavior. The ranking overview provides a snapshot of a chain's foot traffic compared to other chain locations within a defined area. We've highlighted rankings at the nationwide, Arizona, and local levels.

AERIAL



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