

VALENCIA MERCADO

NEC Valencia & 12th Ave | Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR

FOR LEASE



UNDER NEW OWNERSHIP

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VALENCIA MERCADO

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PROPERTY DETAILS

Available	±2,640 SF (Do not Disturb Tenant) ±1,800 SF, ±1,500 SF, ±1,220 SF (Do Not Disturb Tenant)
Lease Rate	Contact Agent
NNN Cost	\$7.56/SF
Zoning	C-1, Tucson
Address	418-454 W Valencia Rd., Tucson, AZ 85706

HIGHLIGHTS

- Positioned in one of Southwest Tucson's most active retail corridors
- Anchored by a high-performing Food City that draws steady customer traffic
- Just a ½ mile off I-19, giving easy access to shoppers from Southern Arizona and Northern Mexico
- Home to established retailers and restaurants that drive visibility

TRAFFIC COUNTS

I-19	76,258 VPD (2025)
Valenica Rd	48,272 VPD (2025)
12 th Ave	14,317 VPD (2025)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	15,340	\$71,869	2,303
3 Miles	82,473	\$77,620	31,127
5 Miles	155,066	\$79,071	61,336

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8/26/2026

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SITE PLAN



SUITE	TENANT	SQUARE FOOTAGE
18-426	USA Pawn	±5,460 SF
428	Food City	±32,807 SF
432	Peter Piper Pizza	±4,900 SF
436-438	AVAILABLE (DND)	±2,640 SF
440-442	AVAILABLE	±1,800 SF
444	AVAILABLE (DND)	±1,220 SF
446	Zenith Vape	±1,180 SF
448	Cricket	±1,200 SF
450	Jackson Hewitt	±1,200 SF
452	L'Amour Nails	±900 SF
454	AVAILABLE	±1,500 SF
6445-101	Subway	±1,600 SF
6445-151	7 PLUS Agua	±1,200 SF

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