

# Shoppes at Irvington



Retail Space For Lease

702 W Irvington Rd  
Tucson, Arizona 85713

**NAI**Horizon

EXCLUSIVELY LISTED BY:

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# The Asset

## Property Details

<b>Building Size</b>	±9,500 SF Multi-Tenant Retail
<b>Year Built</b>	2015
<b>Land Size</b>	0.95 Acres
<b>Parking</b>	46 Spaces + 4 Handicap Spaces
<b>Zoning</b>	C-2, City of Tucson

## Property Availability

<b>Suite</b>	<b>Size</b>	<b>Lease Rate</b>	<b>Lease Type</b>
<b>120</b>	885 SF	\$22.00	NNN
<b>160</b>	1,580 SF	\$22.00	NNN
<b>190</b>	600 SF	\$22.00	NNN

## Property Highlights

- Located in high retail sales trade area
- Approved cold kitchen in Suite 160
- Full salon build out in Suite 120
- Property painted in February 2022
- Very busy shopping center



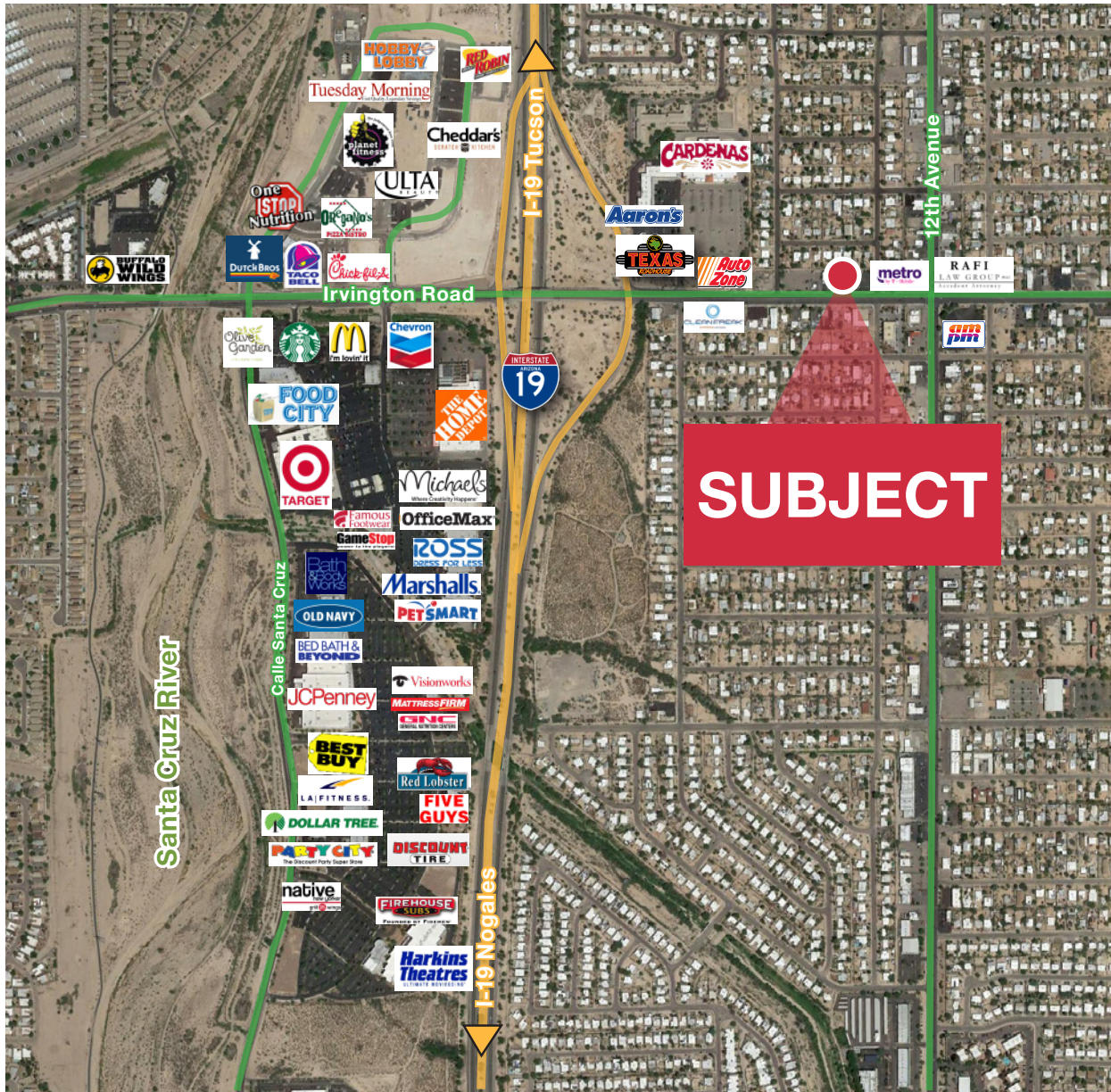
# The Site Plan



## Property Availability

Suite	Size	Lease Rate	Lease Type
120	885 SF	\$22.00	NNN
160	1,580 SF	\$22.00	NNN
190	600 SF	\$22.00	NNN

# Proximity **Aerial**



**SUBJECT**

## Demographics

	1 Mile	3 Miles	5 Miles
2021 Population	15,603	116,023	212,470
2026 Population	16,030	120,089	220,106
Growth 2021-2026	0.5%	0.7%	0.7%
Average Age	32.6	30.4	31.0
2021 Households	4,779	35,945	69,814
Avg HH Income	\$45,642	\$48,215	\$53,001
Avg HH Size	3.2	3.2	2.9
Total Businesses	490	2,548	8,010
Total Employees	3,990	46,208	124,708

## Traffic Counts

	VPD (2020)
W Irvington Rd	22,386
S 12th Ave	22,000
I-19	41,869



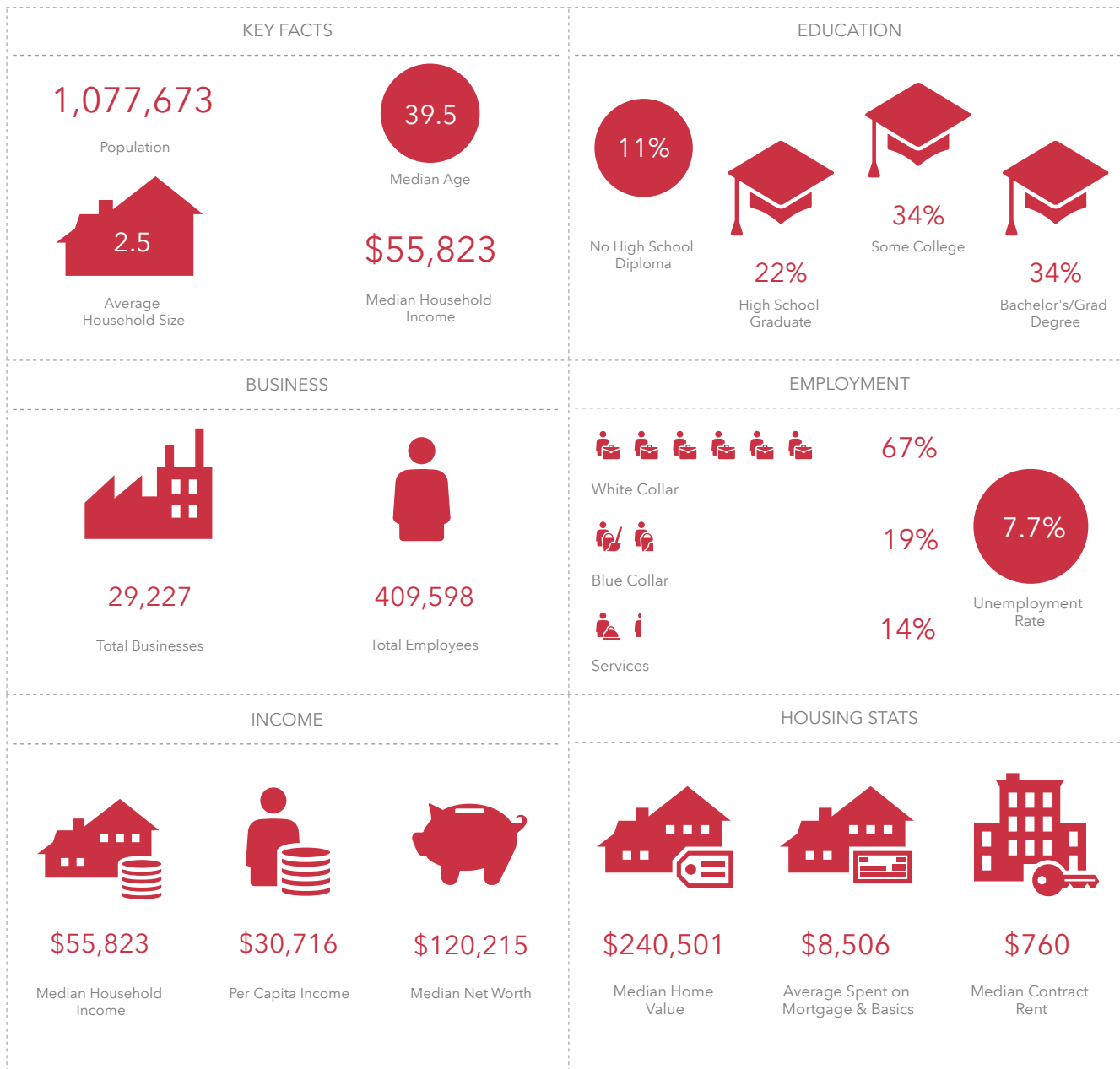
# Facing Northwest



# Facing **Northeast**



# Tucson MSA Demographics



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

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