

FORMER RESTAURANT FOR LEASE

# Crossroads East

4951 E GRANT RD, TUCSON, AZ 85712

RETAIL



## PROPERTY INFO

### SPECIALTY RETAIL SHOPS – ONLY 1 SPACE LEFT!

- + Traffic count: 108,000 vehicles per day at Swan & Grant Roads  
*(Source: PAG)*
- + Generous sign band and monument signage for subject spaces
- + Adjacent to: Bed Bath & Beyond, Fry's Food & Drug, & Roadhouse Cinema
- + Generous parking accommodating many uses
- + Major traffic generator with nearby Tucson Medical Center campus
- + Two primary arterials serving the foothills demographic, plus central core of Tucson
- + Development holds prestige in the market



**A ±27,187 SF RETAIL CENTER ADJACENT TO THE HIGHLY SUCCESSFUL CROSSROADS FESTIVAL**

## CONTACT US

**Nancy A. McClure**

First Vice President  
+1 520 323 5117  
nancy.mcclure@cbre.com

[www.cbre.us/nancy.mcclure](http://www.cbre.us/nancy.mcclure)

**CBRE**

FORMER RESTAURANT FOR LEASE

# Crossroads East

4951 E GRANT RD, TUCSON, AZ 85712

RETAIL



## Last Remaining Space!

Suite	Size	Lease Rate*	Lease Type
119	±2,310 SF	\$19/SF/YR	NNN
131	±1,200 SF	\$19/SF/YR	NNN
NNN charges:			\$5.26/SF

**\*REDUCED RENTAL RATE FOR THE FIRST YEAR FOR NEW TENANTS**

## 2018 Demographics

	1 Mile	3 Miles	5 Miles
Population	14,454	102,989	275,142
Avg. HH Income	\$52,987	\$61,060	\$61,663

Source: Esri, 2018 Estimates

## Traffic Counts (vehicles per day)

Grant Road	±62,000
Swan Road	±46,000

Source: PAG, 2012 counts

## Zoning

C-2	City of Tucson
-----	----------------

## CONTACT US

**Nancy A. McClure**

First Vice President  
+1 520 323 5117  
nancy.mcclure@cbre.com

[www.cbre.us/nancy.mcclure](http://www.cbre.us/nancy.mcclure)

**CBRE**

FORMER RESTAURANT FOR LEASE

# Crossroads East

4951 E GRANT RD, TUCSON, AZ 85712

RETAIL



SUITE	TENANT	±SF
101	NAIL SALON	1,200
103	ARIZONA EXOTIC ANIMAL HOSPITAL	4,800
105	EMPLOYBRIDGE	1,093
111	SUMITS YOGA	2,973
115	KOGI KOREAN RESTAURANT	1,360
117	ARTISAN SALON, INC.	1,246
119	AVAILABLE (RESTAURANT)	2,310
123	SAS SHOES	2,371
125	HANGER ORTHOTICS GROUP	5,904
131	AVAILABLE	1,200
133	JENNY CRAIG	2,730



Not to scale ↑

GRANT ROAD

Not to scale ↑

## CONTACT US

**Nancy A. McClure**

First Vice President  
 +1 520 323 5117  
 nancy.mcclure@cbre.com

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE.

