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BROOKLINE COLLEGE

**Available
Properties:**



FOR LEASE
RETAIL/OFFICE SPACE
22nd & Craycroft Center
5441 E. 22nd Street
NWC of 22nd Street & Craycroft Rd.
Tucson, Arizona

Features:

- ✓ Great Visibility
- ✓ Easy Ingress & Egress
- ✓ Property Recently Renovated
- ✓ High Traffic Volume Intersection
- ✓ Great Monument Signage
- ✓ Tenants Include: DES, Donna's Title, Little Caesars and others.
- ✓ Located near Davis Mountain AFB

Available:

± 8,173 SF

From \$8.00 PSF + NNN*

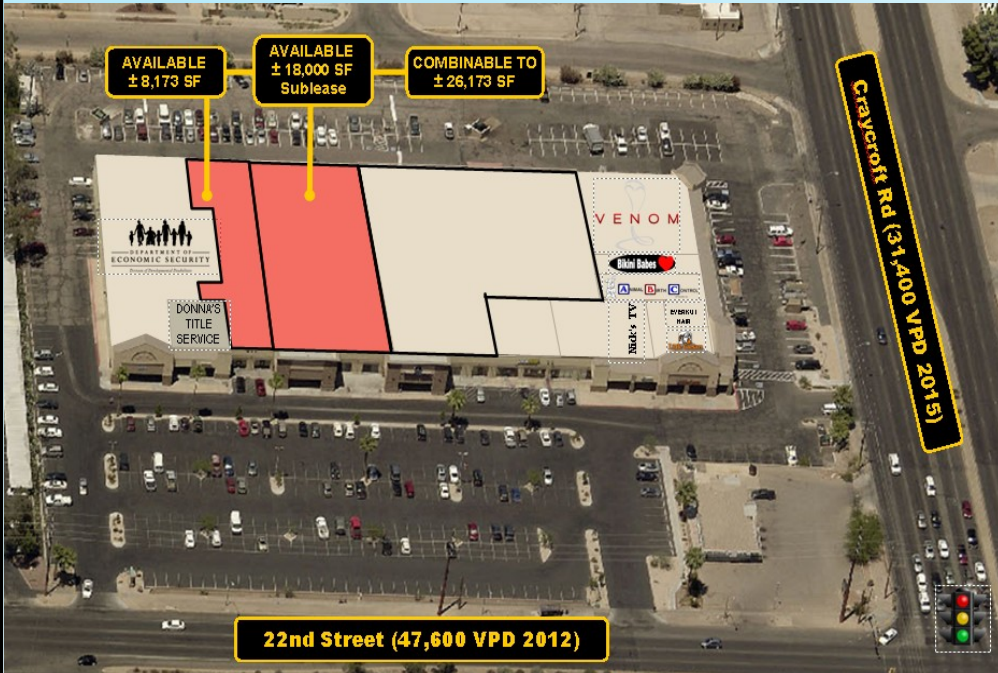
± 18,000 SF (sublease)

From \$12.00 PSF + NNN*

Combinable to ±26,173 SF

***NNN estimated at \$4.12 PSF**

Aerial Map

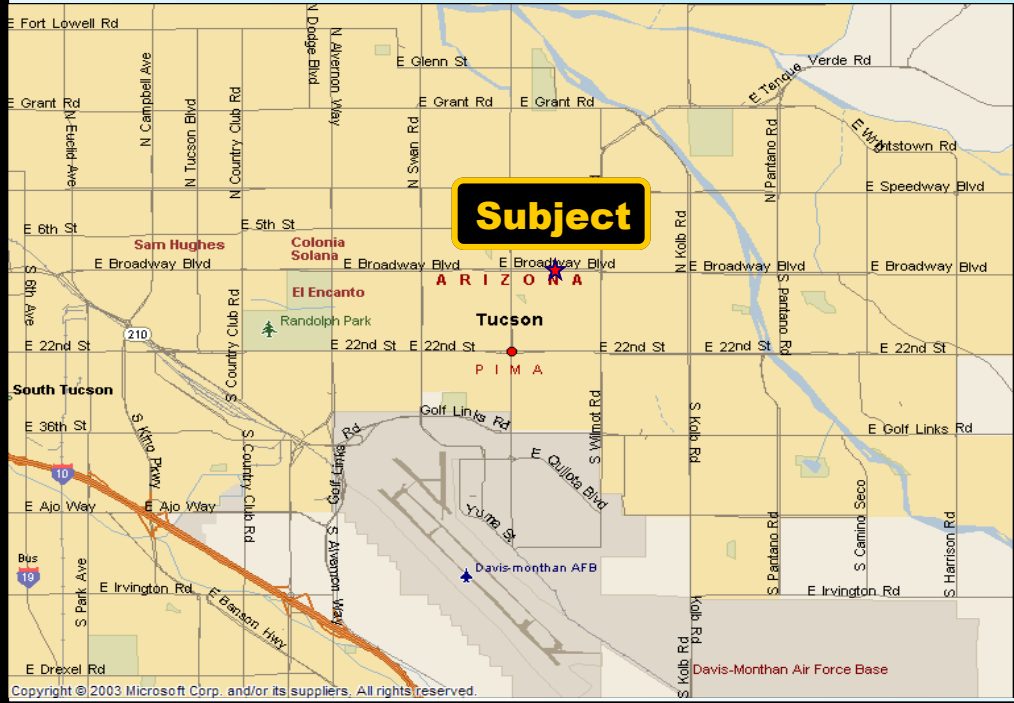


Demographics 2018

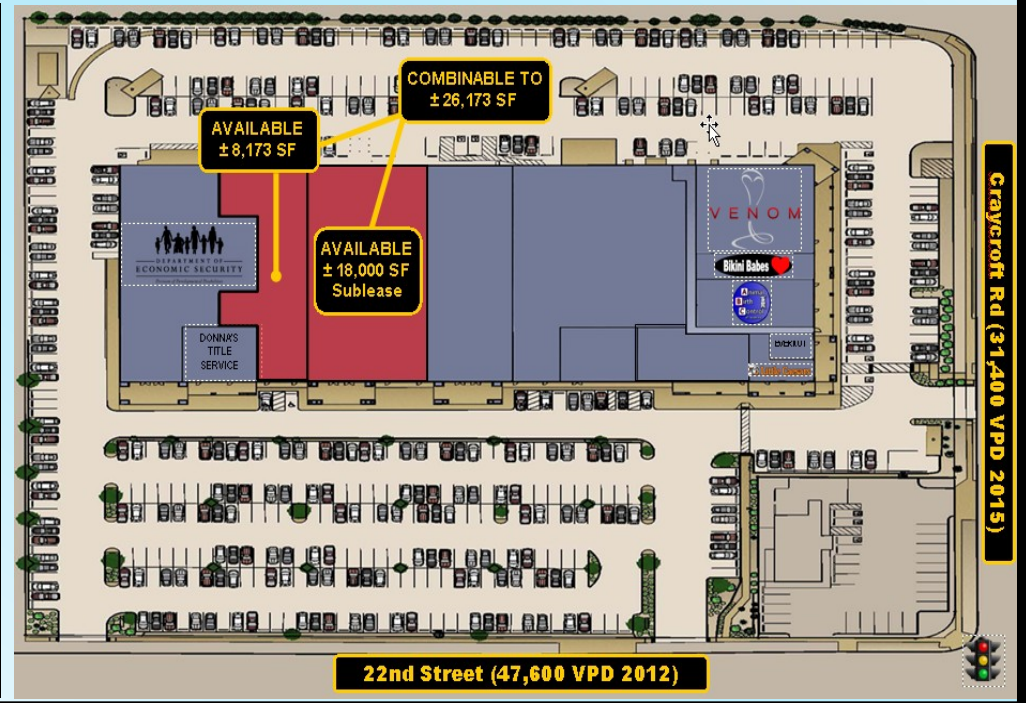
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	15,637	105,375	263,782
Average Household Income	\$49,011	\$52,560	\$55,727
Number of Employees	6,084	57,074	159,512
Retail Expenditures	\$257.8 Million	\$2.57 Billion	\$5.12 Billion

TRAFFIC COUNTS : 79,000 Vehicles Per Day
 22nd Street: 47,600 VPD (2012) Craycroft Road: 31,400 VPD (2015)

Location Map



Site Plan

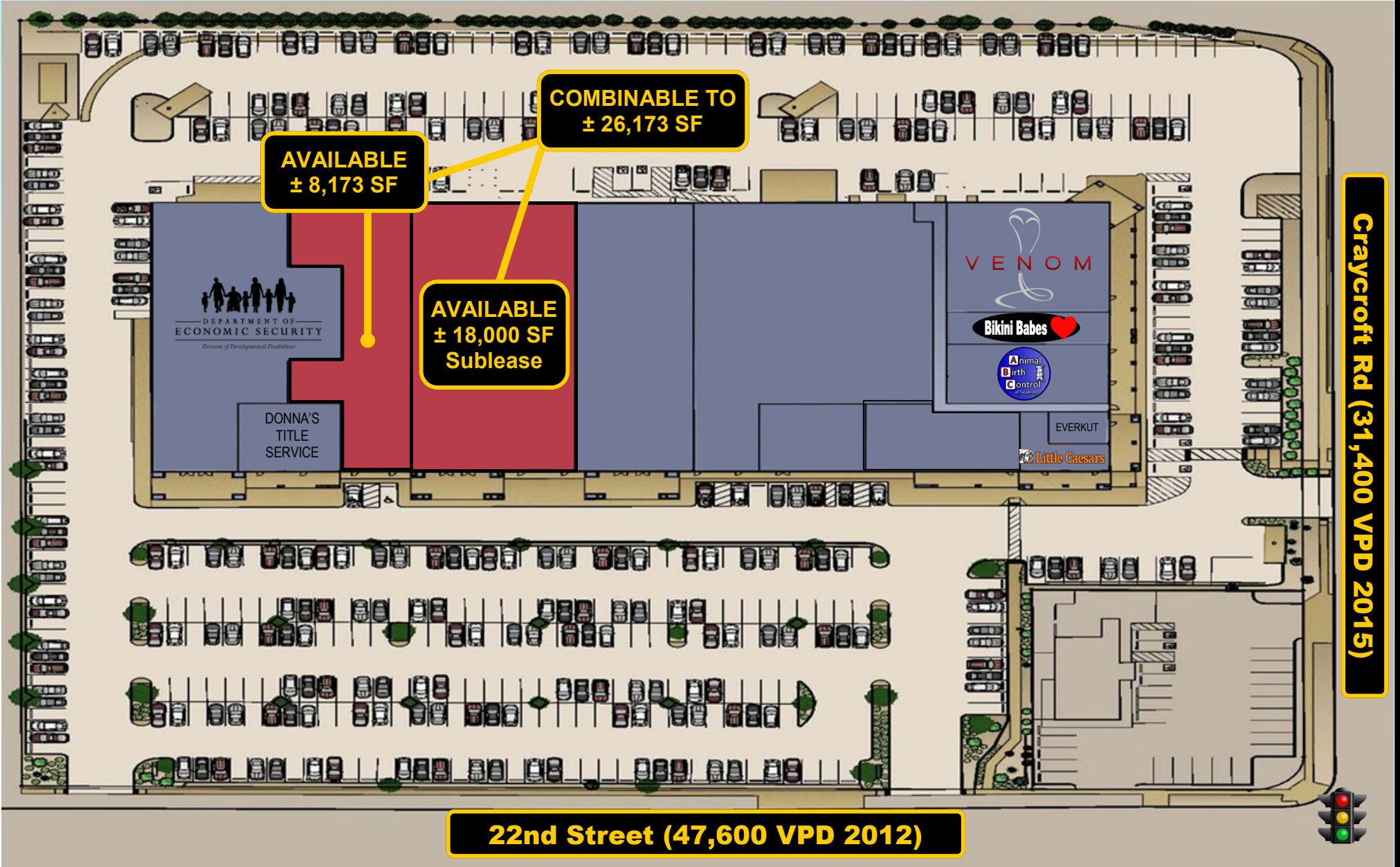


22nd & Craycroft Plaza

NWC of 22nd St. & Craycroft Rd.

Tucson, Arizona

Site Plan



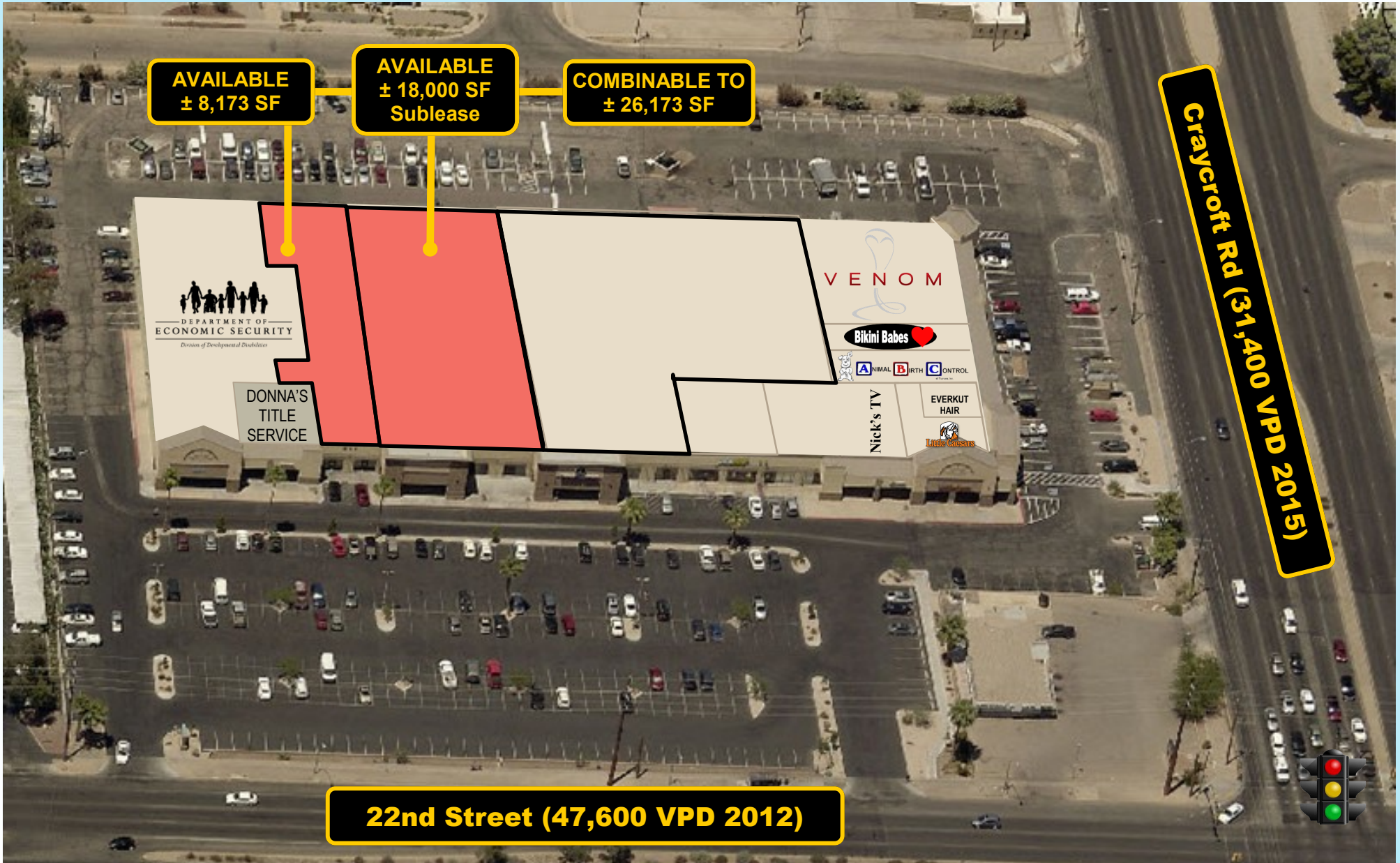
NOT TO SCALE
SUBJECT TO CHANGE

22nd & Craycroft Plaza

NWC of 22nd St. & Craycroft Rd.

Tucson, Arizona

Aerial



**AVAILABLE
± 8,173 SF**

**AVAILABLE
± 18,000 SF
Sublease**

**COMBINABLE TO
± 26,173 SF**

Craycroft Rd (31,400 VPD 2015)

22nd Street (47,600 VPD 2012)

NOT TO SCALE
SUBJECT TO CHANGE

22nd & Craycroft Plaza

NWC of 22nd St. & Craycroft Rd.
Tucson, Arizona

CURRENT TENANT LIST

Tenant	Suite #	Sq. Ft.
D.E.S.	101	14,027
Donna's Title	107/109	2,000
Nick's TV	117	1,200
Brookline College	135	46,480
Venom	1104/1108	6,070
Bikini Babes	1110	1,200
Animal Birth Control of Tucson	1112/1114	4,825
Ever Kut Salon	1116	698
Janet & Ray's	5443	2,400
Little Caesars Pizza	5447	1,188
AVAILABLE	115	8,173
AVAILABLE (Sublease)	5441	18,000
Combinable to:		<u>26,173</u>

EMPLOYMENT



White Collar

59%



Blue Collar

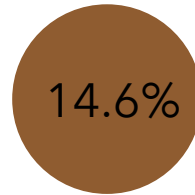
17%



Services

24%

22nd & Craycroft
5441 E 22nd St, Tucson, Arizona,
85711
Ring of 1 mile



14.6%
Unemployment
Rate

BUSINESS



520

Total Businesses



5,281

Total Employees

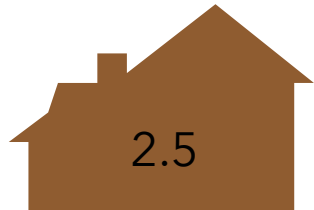
KEY FACTS

16,154

Population



35.0
Median Age



2.5

Average
Household
Size

\$42,040

Median
Household
Income

EDUCATION



13%
No High School
Diploma



25%
High School
Graduate



37%
Some College



25%
Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



4,343

2018 Millennial Population
(Born 1981 to 1998) (Esri)



2,965

2018 Generation X
Population (Born 1965 to
1980) (Esri)



3,115

2018 Baby Boomer
Population (Born 1946 to
1964) (Esri)

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EMPLOYMENT



White Collar

62%



Blue Collar

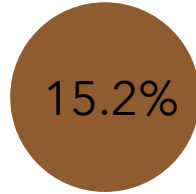
16%



Services

21%

22nd & Craycroft
5441 E 22nd St, Tucson, Arizona,
85711
Ring of 3 miles



15.2%
Unemployment
Rate

BUSINESS



4,605

Total Businesses



53,855

Total Employees

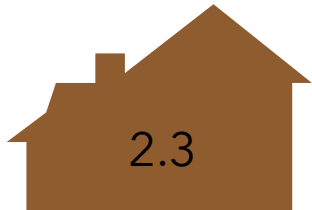
KEY FACTS

106,659

Population



37.3
Median Age



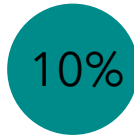
2.3

Average
Household
Size

\$42,241

Median
Household
Income

EDUCATION



10%
No High School
Diploma



25%
High School
Graduate



37%
Some College



28%
Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



28,943

2018 Millennial Population
(Born 1981 to 1998) (Esri)



18,996

2018 Generation X
Population (Born 1965 to
1980) (Esri)



22,234

2018 Baby Boomer
Population (Born 1946 to
1964) (Esri)

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EMPLOYMENT



White Collar

64%



Blue Collar

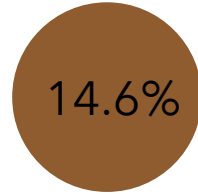
16%



Services

20%

22nd & Craycroft
5441 E 22nd St, Tucson, Arizona,
85711
Ring of 5 miles



14.6%
Unemployment
Rate

BUSINESS



10,932

Total Businesses



152,197

Total Employees

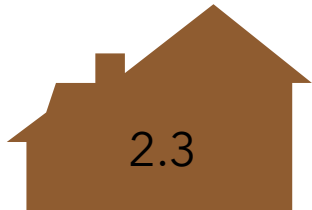
KEY FACTS

266,919

Population



36.8
Median Age



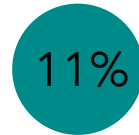
2.3

Average
Household
Size

\$44,202

Median
Household
Income

EDUCATION



11%
No High School
Diploma



23%
High School
Graduate



35%
Some College



31%
Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



71,648

2018 Millennial Population
(Born 1981 to 1998) (Esri)



46,115

2018 Generation X
Population (Born 1965 to
1980) (Esri)



54,957

2018 Baby Boomer
Population (Born 1946 to
1964) (Esri)

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