



**SIGNALIZED CORNER PAD
OPPORTUNITY
4405 NORTH 1ST AVENUE
TUCSON, AZ**

CBRE



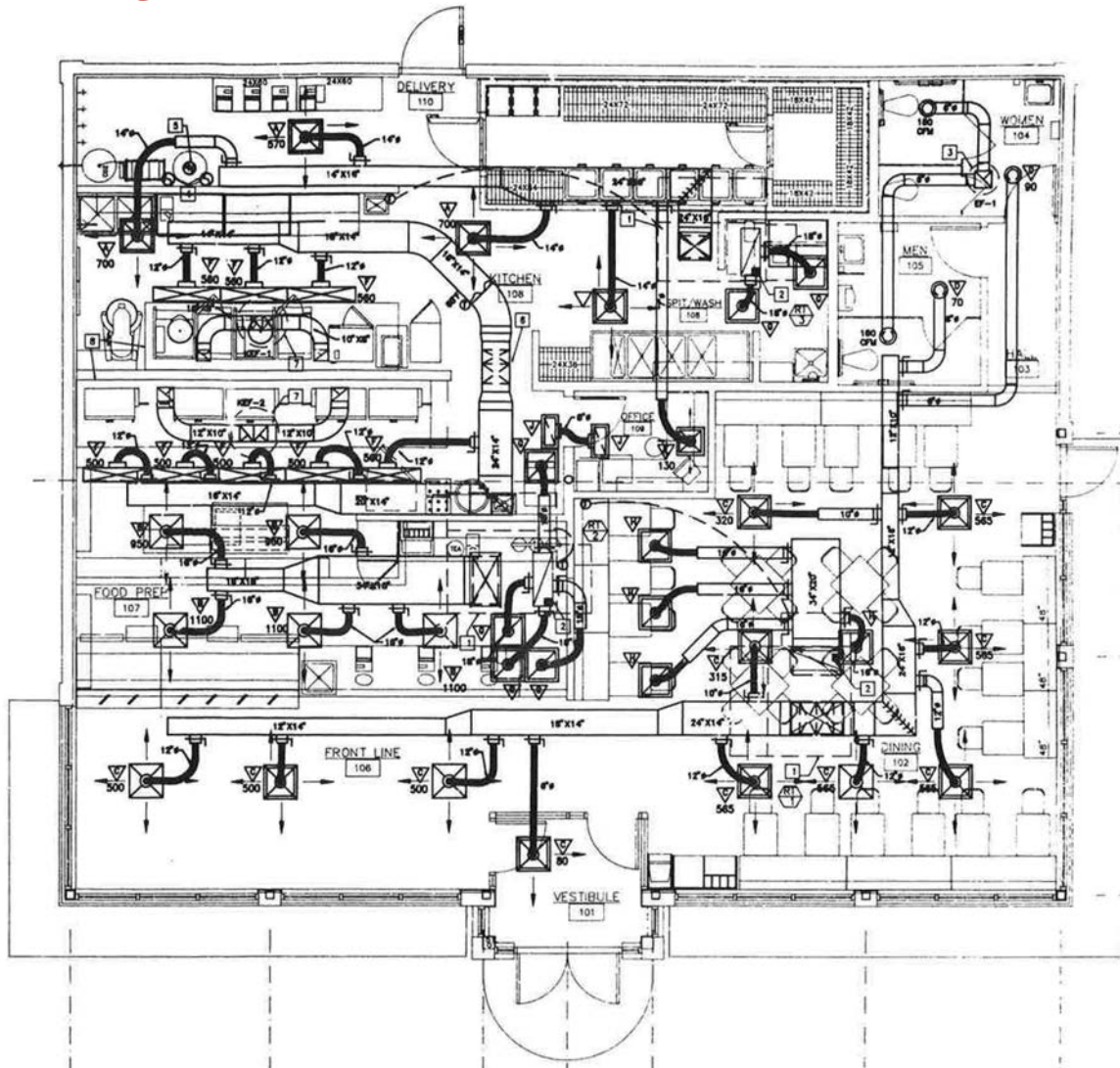
Property Facts:

- Building Size: \pm 3,050 SF
- Parcel Size: \pm 37,392 SF
- Rent: Call agent
- Outdoor patio seating
- C-3 zoning, City of Tucson

Property Highlights:

- Signalized corner positioning
- DRIVE-THRU POTENTIAL
- At the base of affluent Foothills
- Located in a major power center
- Ample Parking /cross-access
- Monument signage on both 1st Ave. & Wetmore Road
- In the Tucson Mall retail hub

Existing Floor Plan



Not to scale. Dimensions approximate.

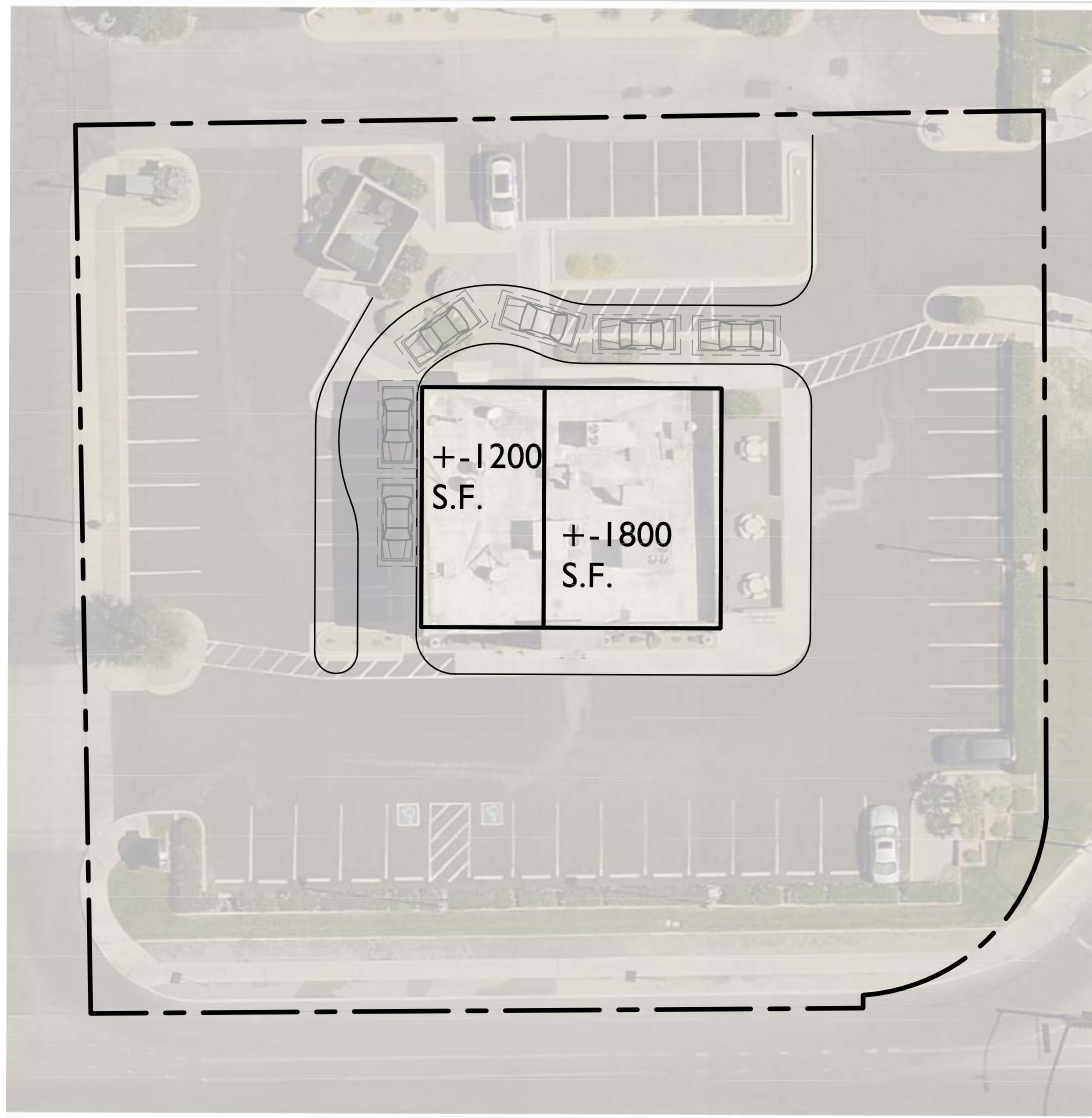


Existing Utility Details*

- 600 amps electric
- 1½" water line
- 2" gas line
- 3 HVAC units
 - 2 units 5 tons
 - 1 unit 3 tons

* Should be field-verified

Conceptual Plan: 2-Tenant with 1 Drive-Thru



Not to scale.



TUCSON place

405 - 625 E. WETMORE ROAD &
4485 N. 1ST AVENUE
TUCSON, AZ

SUBWAY

GameStop
power to the players

The UPS Store

Walmart

Famous Footwear

OfficeMax

BEST BUY

PETCO
Where the pets go.

ACE
The helpful place.

bealls
OUTLET

E. WETMORE RD. (± 20,041 CPD)

INC

cricket
wireless

Aaron's

NAP

Payless

SALLY
BEAUTY SUPPLY

Bank of America

Falbot's
MEXICAN FOOD

LIBERTY
TAX SERVICE

RELAX THE BACK
Solutions for Back Pain

SUBJECT

N

Neighborhood Aerial

TUCSON AUTO MALL

TUCSON MALL

Other Retailers: WORLD MARKET, JO-ANN, Nordstrom Rack, Service Merchandise, CVS, Total Wine & More, Pier 1 Imports, ROSS Dress for Less, CHOZE Fitness, TARGET, Michaels, Lowe's, 99¢ Only, Walgreens, The Home Depot, ULTA, PETSMART, FANTASTICKS FAMILY FUN PARK, TACO TRUCK, SUBJECT, Batteries Plus, N 1ST AVE, N ORACLE RD, N STONE AVE.

Bottom Retailers: Walmart, BEST BUY, OfficeMax, PETCO, ACE Hardware, bealls OUTLET, Famous Footwear, Bank of America, Payless, SALLY Beauty Supply, Aaron's, GameStop, cricket wireless, Liberty of Bessie, The UPS Store, SUBWAY, fru's, LA FITNESS, Vantage West, SPROUTS, Shell, MAUISTERS, Jack in the Box, TUCSON place, Home Depot, DEFY, DOLLAR TREE, Stein Mart, BIG B.



Demographics

	1 mile	3 miles	5 miles
Population	15,106	103,342	239,357
Average HH Income	\$45,444	\$56,099	\$62,272
Daytime Employees	13,409	53,175	188,383

Source: Esri, 2018

Traffic Counts

1st Avenue	46,000
Wetmore Road	14,856
Total:	60,856

Source: Esri 2016

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CONTACT US:

Nancy McClure
First Vice President

520.323.5117

nancy.mcclure@cbre.com

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