

FOR LEASE

OLD SPANISH TRAIL MARKETPLACE

SEC E 22ND ST & S HARRISON RD

TUCSON, ARIZONA 85748



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PROPERTY DETAILS

Old Spanish Trail Marketplace is located at an intersection considered to be the dominant retail shopping area serving southeast Tucson. It is anchored by Ross Dress for Less, Bed Bath & Beyond, OfficeMax, Ulta and Petco.

Other retailers at the intersection include Super Target, Fry's, Payless Shoes, Panda Express, Starbucks and Walgreens.

Location:	SEC of South Harrison Road and East 22nd Street
Spaces Available:	Suite 110: ±1,500 SF Suite 120: ±1,800 SF (do not disturb tenant) Suite 160: ±4,074 SF (former dental office) Suite 180: ±4,875 SF (can be divided into three spaces: ±1,953, ±1,292 and ±1,625 SF) 9650 E 22nd St: ±7,400 SF 9610 E 22nd St: ±7,500 SF (available 3-31-20 – do not disturb tenant)
Lease Rate:	\$25.00/SF, NNN
Triple Net:	Estimated at \$6.75 SF



CONTACT US

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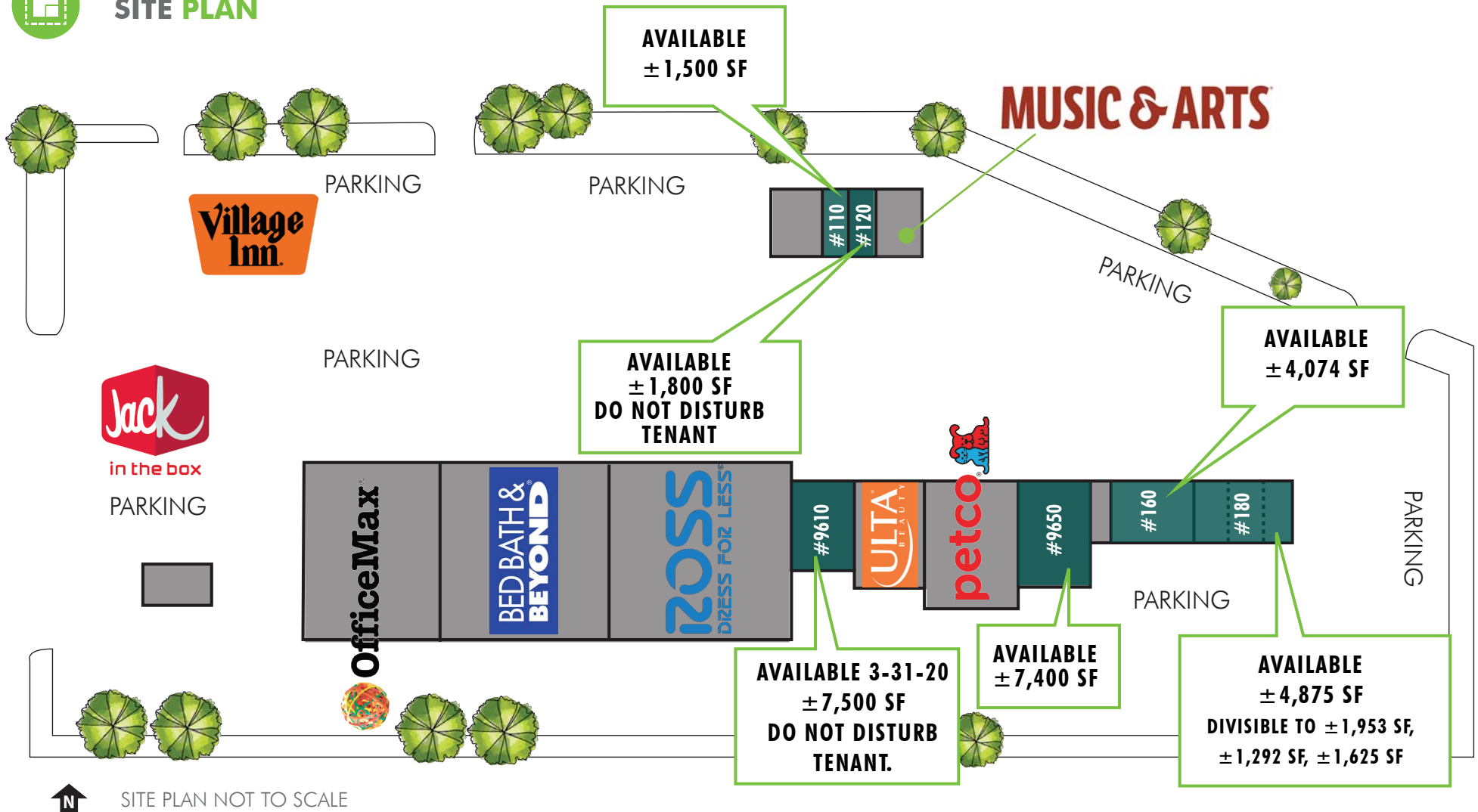


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SITE PLAN



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DEMOGRAPHICS COMPREHENSIVE

2018 Est. Demographics

	1 Mile	3 Mile	5 Mile
Population (2018)	11,745	87,777	168,051
Avg. Household Income (2018)	\$84,784	\$66,606	\$68,056

Source: Esri, October 2018

Traffic Count (vpd)

E. 22nd Street	8,606 vpd (2012)
S. Harrison Road	18,998 vpd (2012)
Old Spanish Trail	9,133 vpd (2013)

Source: Kalibrate, October 2018



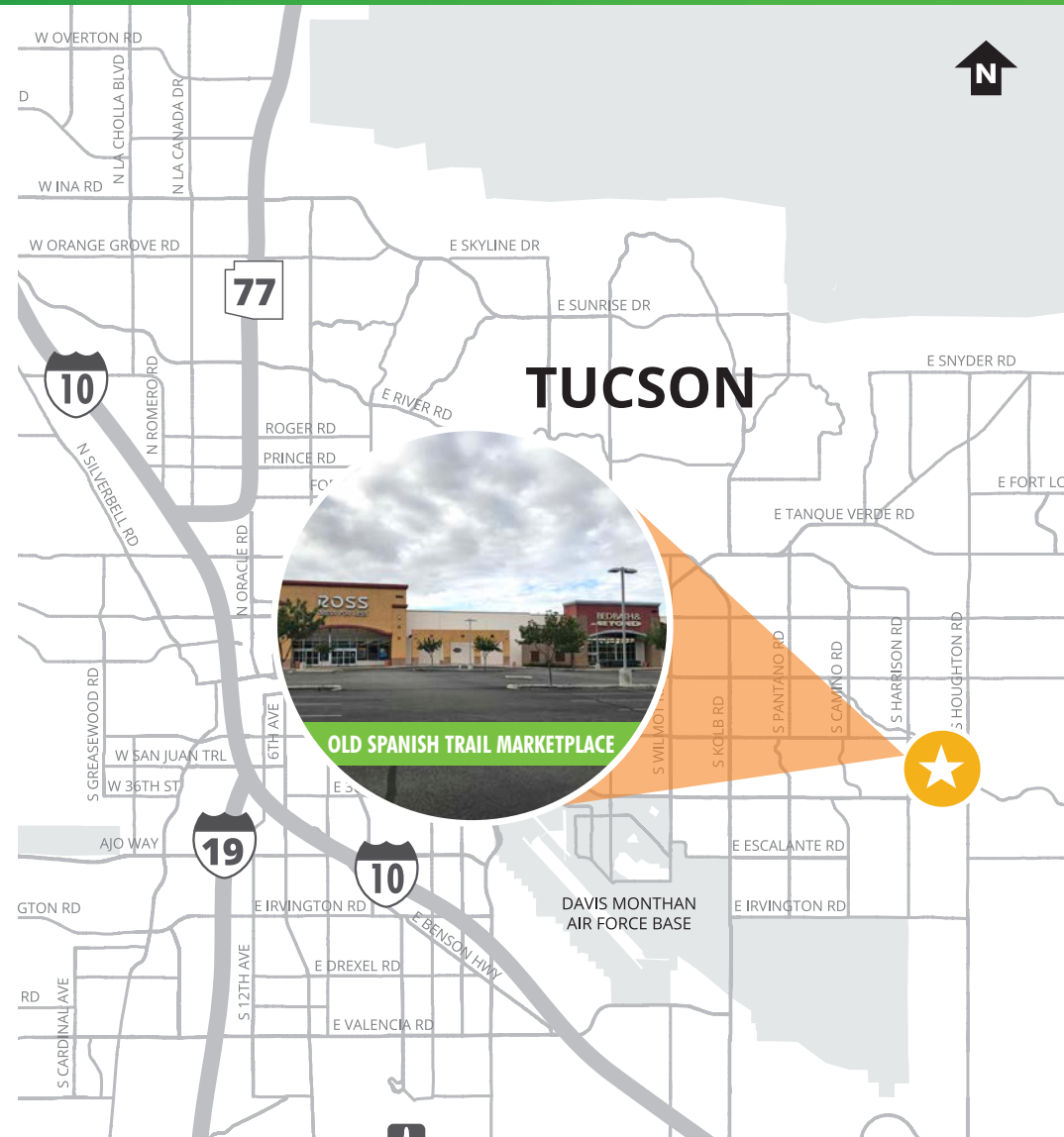
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NEIGHBORHOOD **AERIAL**

