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This prime retail space is located in central Tucson at the intersection of Pima St. and Alvernon Rd.

This project offers competitive lease rates and great visibility.

**Available Properties:**



**FOR LEASE**

# Frontier Village

**3933 E. Pima St.**

**NEC of Pima St. & Alvernon Rd.  
Tucson, Arizona**

## **FEATURES:**

- ✓ Great Visibility
- ✓ Signalized Intersection
- ✓ Located In Central Tucson
- ✓ Easy Ingress/Egress
- ✓ Competitive Lease Rates

## **AVAILABLE**

## **Retail Space:**

± 1,200 SF (Medical Office)

± 1,500 SF

(Combinable to ± 2,700 SF)

From \$12.00 PSF + NNN\*

\*NNN Estimated at \$4.13 PSF

# Aerial Map

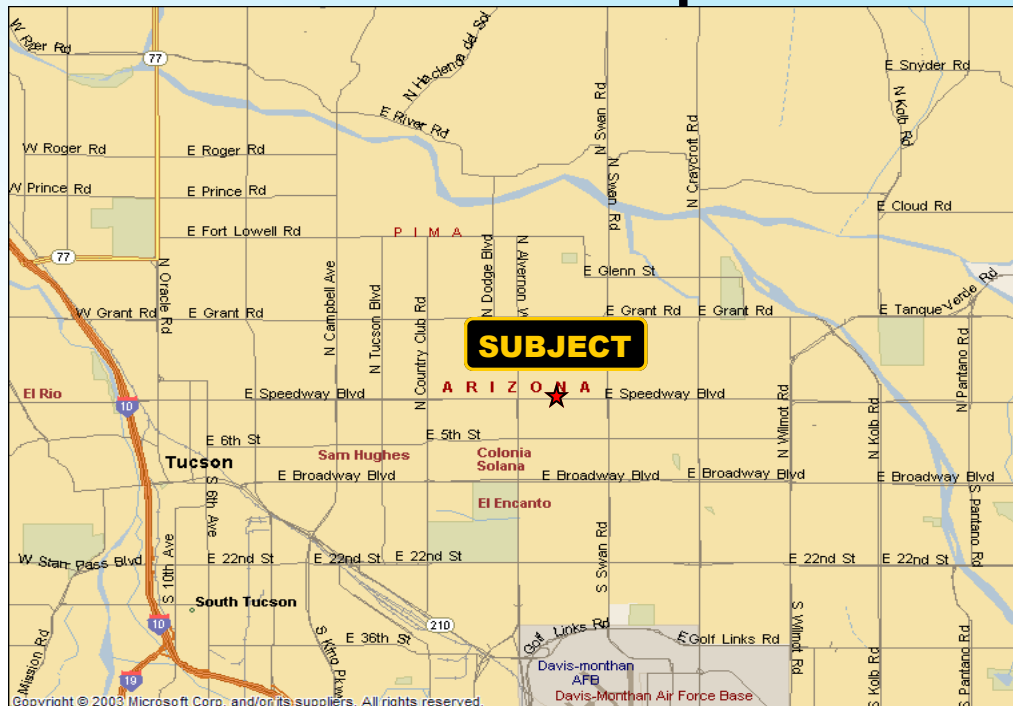


# Demographics 2020

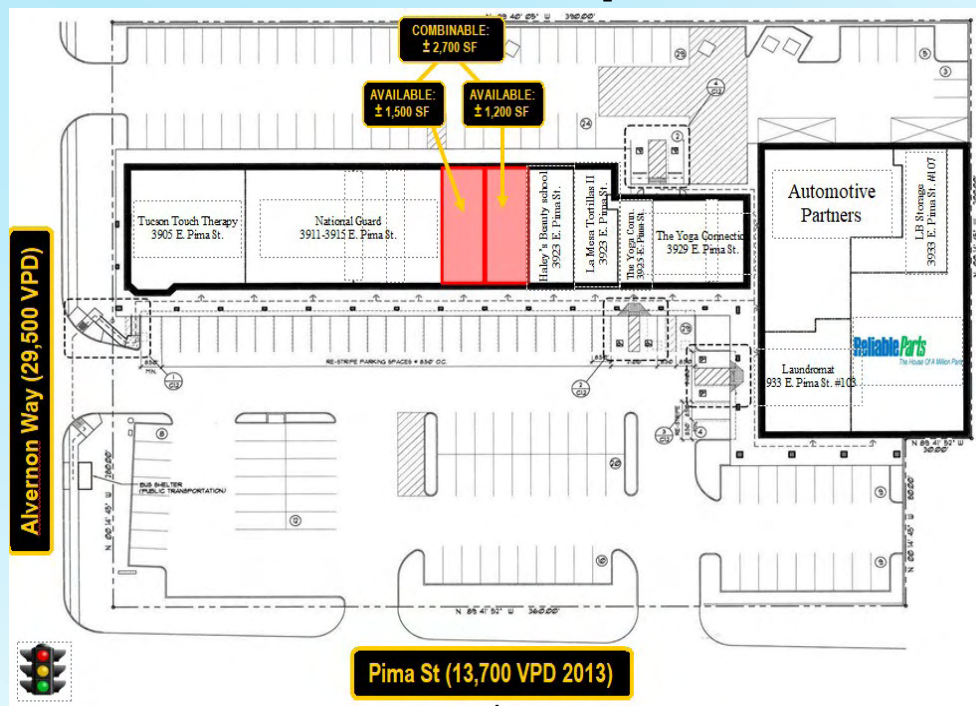
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	3,881	31,993	138,082
Average Family Income	\$166,544	\$131,330	\$82,612
Employees	3,377	17,763	65,428
Retail Expenditures	\$124 Million	\$430 Million	\$2.5 Billion

**TRAFFIC COUNTS: 43,200 Vehicles Per Day**  
Pima: 13,700 (2013) Alvernon: 29,500 (2014)

# Location Map



# Site Map





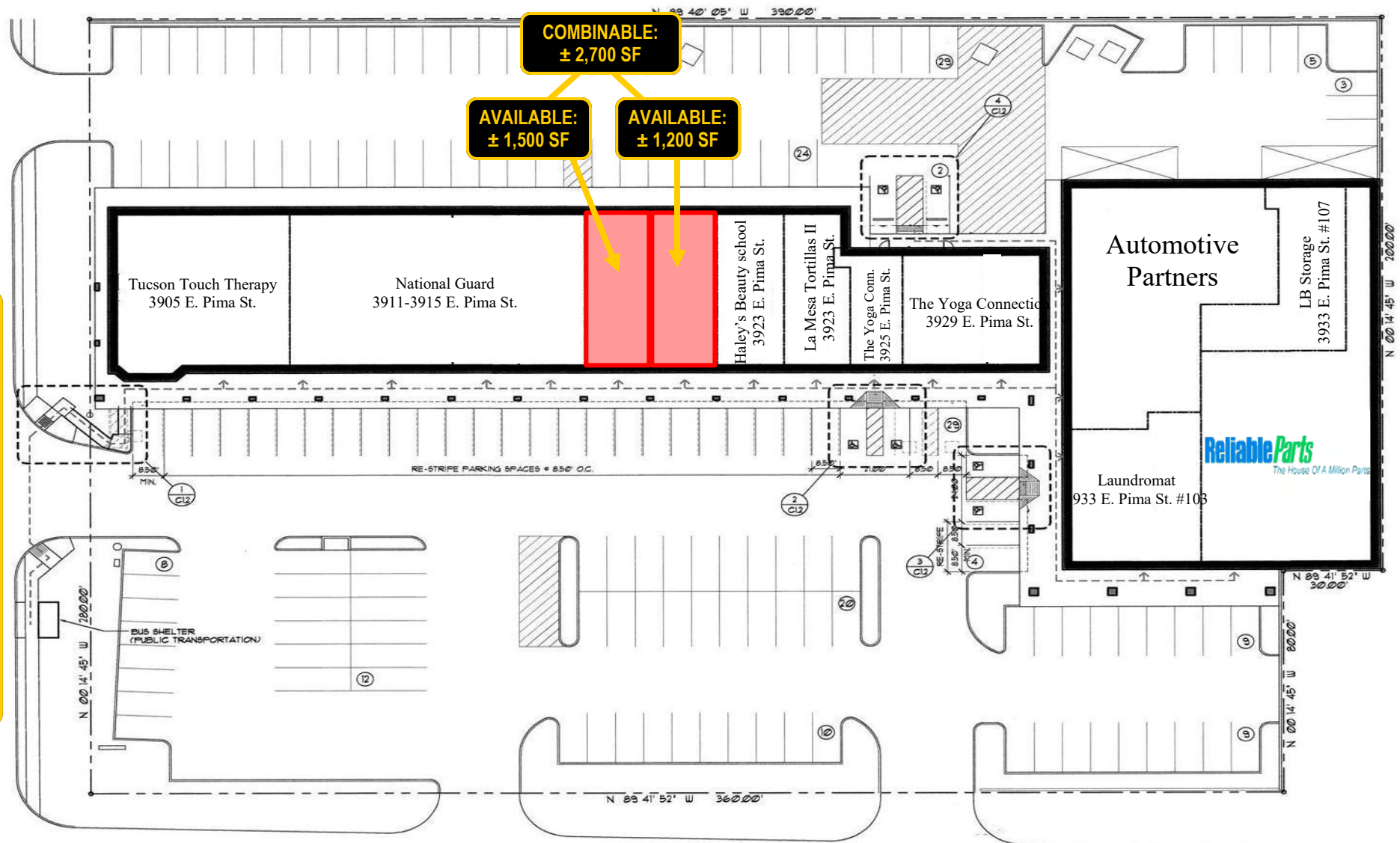
# Frontier Village

## NEC of Pima & Alvernon

### Tucson, Arizona

### Site Plan

Alvernon Way (29,500 VPD)



Pima St (13,700 VPD 2013)

Not To Scale  
Subject To Change

**Frontier Village**  
NEC of Pima & Alvernon  
Tucson, Arizona  
Aerial

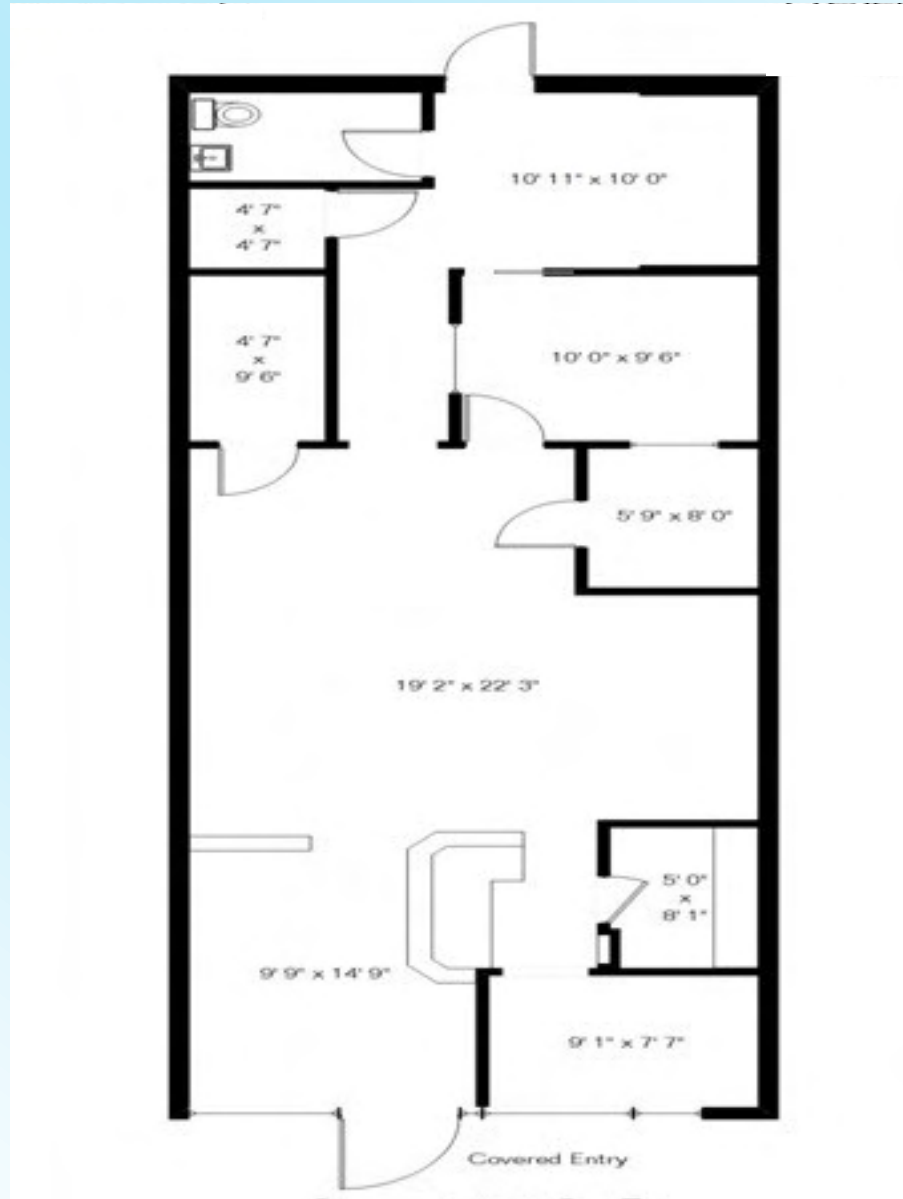


**Pima St (13,700 VPD 2013)**

Not To Scale  
Subject To Change



**Frontier Village**  
**NEC of Pima & Alvernon**  
**Tucson, Arizona**  
**Floor Plan Suite 391**  
**±1200 SF**



**Not To Scale**  
**Subject To Change**

**Frontier Village**  
 Northeast Corner of Pima & Alvernon  
 Tucson, Arizona  
 Current Tenant List

<b>Tenant</b>	<b>Suite #</b>	<b>Sq.Ft.</b>	<b>Tenant</b>	<b>Suite #</b>	<b>Sq.Ft.</b>
Tucson Touch Therapy	3903	3,043	Reliable Auto Parts	3933	4,982
National Guard	3911-3915	5,660	La Mesa Tortilla	3923	1,200
<b>AVAILABLE (Medical Office)</b>	<b>3917</b>	<b>1,200</b>	Yoga Connection	3925-3929	2,700
<b>AVAILABLE *Combinable to ±2,700</b>	<b>3919</b>	<b>1,500</b>	Automotive Partners	3933	4,460
Hayley's Beauty Salon	3921	900	Laundromat	3933	2,250

## EMPLOYMENT



88%

White Collar



3%

Blue Collar

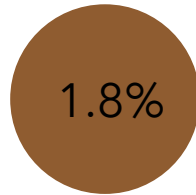


9%

Services

## Frontier Village

3001 E Skyline Dr, Tucson,  
Arizona, 85718  
Ring of 1 mile



1.8%  
Unemployment  
Rate

## BUSINESS



258

Total Businesses



3,377

Total Employees

## KEY FACTS

3,881

Population



55.4  
Median Age



2.2

Average  
Household  
Size

\$118,625

Median  
Household  
Income

## EDUCATION



1%  
No High School  
Diploma



8%

High School  
Graduate



16%

Some College



75%

Bachelor's/Grad/Prof  
Degree

## POPULATION DETAIL



495

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



724

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



1,482

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

## EMPLOYMENT



White Collar

83%



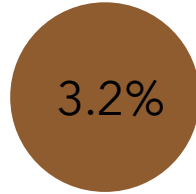
Blue Collar

6%



Services

11%



Unemployment Rate

## Frontier Village

3001 E Skyline Dr, Tucson,  
Arizona, 85718  
Ring of 3 miles



1,592

Total Businesses



17,763

Total Employees

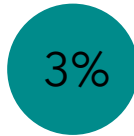
## KEY FACTS

31,993

Population



Median Age



No High School Diploma



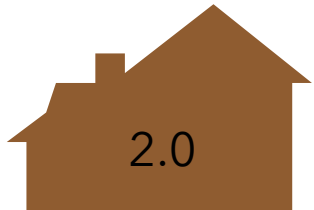
12%  
High School Graduate



20%  
Some College



66%  
Bachelor's/Grad/Prof Degree



2.0

Average Household Size

\$84,604

Median Household Income

## POPULATION DETAIL



6,093

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



5,309

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



10,460

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

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## EMPLOYMENT



White Collar

71%



Blue Collar

13%

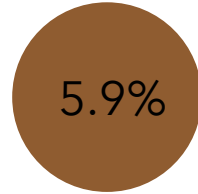


Services

17%

## Frontier Village

3001 E Skyline Dr, Tucson,  
Arizona, 85718  
Ring of 5 miles



5.9%  
Unemployment  
Rate

## BUSINESS



5,962

Total Businesses



65,428

Total Employees

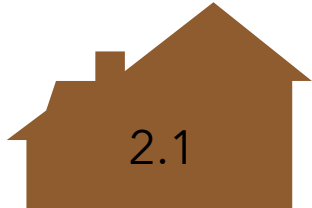
## KEY FACTS

138,082

Population



42.6  
Median Age



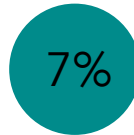
2.1

Average  
Household  
Size

\$49,693

Median  
Household  
Income

## EDUCATION



7%  
No High School  
Diploma



18%  
High School  
Graduate



29%  
Some College



46%  
Bachelor's/Grad/Prof  
Degree

## POPULATION DETAIL



35,594

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



23,512

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



35,634

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

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