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A Tucson Tradition!
Tucson's Premier Lifestyle
Shopping Center.

Available
Properties:



RETAIL/OFFICE SPACE FOR LEASE

Crossroads Festival

4811 E. Grant Rd.
NEC of Grant Rd. & Swan Rd.
Tucson, Arizona

FEATURES:

- ✓ Tenants Include: Bed, Bath & Beyond, T-Mobile, Starbucks, Verizon Wireless Panera Bread, Smashburger, Roadhouse Cinema, Grant Road Dentistry & Fry's Food & Drug
- ✓ The Premier Community Shopping Center in Tucson
- ✓ Located at a signalized intersection
- ✓ Generous parking

RETAIL SPACE AVAILABLE:

±1,210 SF
±1,394 SF (Former Hair Salon)
from \$20.00 + NNN*

±1,910 SF
from \$18.00 + NNN*

***NNN estimated at \$5.15 PSF**

OFFICE SPACE AVAILABLE:

±1,574 SF
from \$16.00 + Modified Gross

Aerial Map

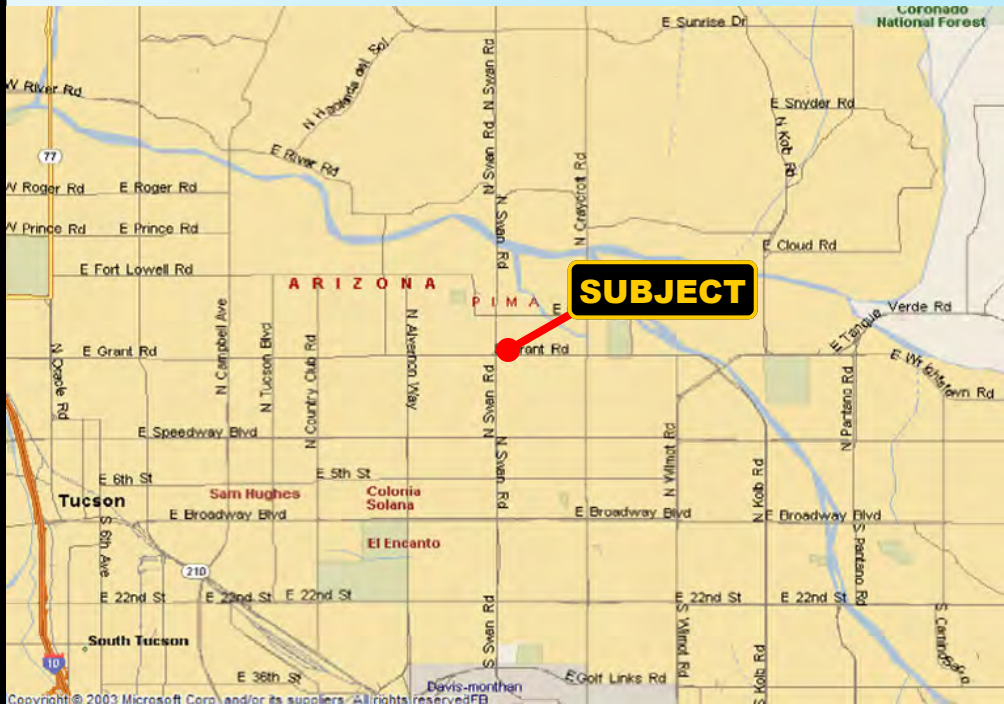


Demographics 2020

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	16,540	102,995	279,551
Average Household Income	\$54,513	\$65,103	\$64,071
Total Retail Expenditures	\$276 Million	\$2.3 Billion	\$5.1 Billion
Number of Employees	11,878	63,457	166,808

TRAFFIC COUNTS : 75,000 Vehicles Per Day
 Grant Rd: 42,000 (2014) Swan Rd: 33,000 (2012)

Area Map



Site Map



Crossroads Festival

NE Corner of Grant Rd. & Swan Rd.
Tucson, Arizona
Aerial



NOT TO SCALE
SUBJECT TO CHANGE

Crossroads Festival

NE Corner of Grant Rd. & Swan Rd.
Tucson, Arizona
Site Plan



NOT TO SCALE
SUBJECT TO CHANGE

Crossroads Festival

NE Corner of Grant Rd. & Swan Rd.
Tucson, Arizona
Aerial Retailers



NOT TO SCALE
SUBJECT TO CHANGE

Crossroads Festival

Current Tenant List

Tenant	Suite #	Sq. Ft.	Tenant	Suite #	Sq. Ft.
Supercuts	103	1,532	Anthony's Cigar	153	1,206
AVAILABLE	105	1,210	AVAILABLE	155	1,910
Papa Murphy's Pizza	107	1,300	Zounds Hearing	156	1,302
Hapi Nails	109	1,300	Eileen's of Tucson	157	2,713
Starbucks	113	1,454	T-Mobile	161	3,523
AVAILABLE (Former Hair Salon)	115	1,394	Brightstar	255	2,678
AlphaGraphics	117	2,700	Roadhouse Cinemas	259	1,153
United Healthcare	119	2,804	Arizona Institute of Urology	261	2,983
Grant Road Dental	121	3,183	AVAILABLE (Office Space)	262	1,574
Good Feet	125	2,286	FastMed Urgent Care	PAD	2,922
Jenny Craig, Inc	127	1,268	Mattress Firm	PAD	4,000
Bed Bath and Beyond	131	36,518	Verizon Wireless	PAD	4,000
Spectrum Kids Gym	141	4,418	Smashburger	PAD	2,300
Grasky Endurance	147	4,637	Panera Bread	PAD	3,900
Marla Kopkie Salon	149	1,500	First Watch	PAD	4,807
Roadhouse Cinemas	150	32,500	Compass Bank	PAD	7,600
Fred Astaire Dance Studio	151	3,485			

EMPLOYMENT



61%

White Collar



15%

Blue Collar

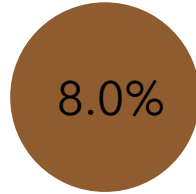


23%

Services

Crossroads Festival

2460 N Swan Rd, Tucson,
Arizona, 85712
Ring of 1 mile



8.0%

Unemployment
Rate

BUSINESS



843

Total Businesses



11,878

Total Employees

KEY FACTS

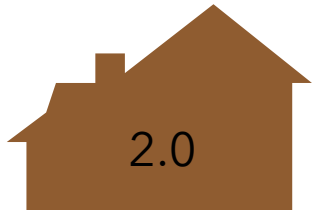
16,540

Population



44.2

Median Age



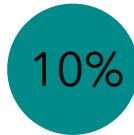
2.0

Average
Household
Size

\$38,845

Median
Household
Income

EDUCATION



10%

No High School
Diploma



21%

High School
Graduate



35%

Some College



34%

Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



3,902

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



3,016

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



4,045

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

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EMPLOYMENT



White Collar

70%



Blue Collar

11%

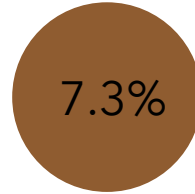


Services

19%

Crossroads Festival

2460 N Swan Rd, Tucson,
Arizona, 85712
Ring of 3 miles



Unemployment
Rate



5,739

Total Businesses



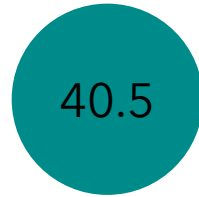
63,457

Total Employees

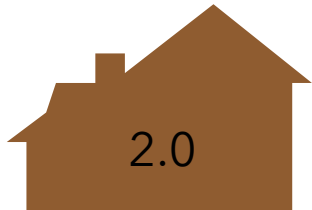
KEY FACTS

102,995

Population



Median Age



Average
Household
Size

\$42,057

Median
Household
Income

EDUCATION



No High School
Diploma



18%
High School
Graduate



31%
Some College



43%
Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



28,615

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



18,647

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



24,624

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

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EMPLOYMENT



White Collar

67%



Blue Collar

13%

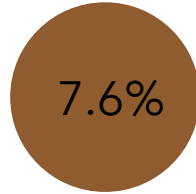


Services

20%

Crossroads Festival

2460 N Swan Rd, Tucson,
Arizona, 85712
Ring of 5 miles



7.6%
Unemployment
Rate



12,857

Total Businesses



166,808

Total Employees

KEY FACTS

276,551

Population



36.6
Median Age



2.1

Average
Household
Size

\$40,882

Median
Household
Income

EDUCATION



9%
No High School
Diploma



20%
High School
Graduate



31%
Some College



40%
Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



79,742

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



45,876

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



59,394

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

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