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A complete remodel has recently been completed. Join Fresenius Dialysis and El Dorado Internal and Family Medicine at this Project.

This center has great visibility and is centrally located near three area hospitals. A perfect location for a medical/office or retail.

RETAIL/OFFICE SPACE FOR LEASE

5th & Jefferson Plaza

5555 E. Fifth Street

Tucson, Arizona

East of NEC of Fifth St. & Craycroft Rd.

Features:

- ✓ Centrally Located With Great Visibility
- ✓ Easy Ingress/Egress
- ✓ Great Office/Medical/Retail Location
- ✓ Ample Parking
- ✓ High Volume Street

Available:

± 1,100 SF

from \$12.00 + NNN*

***NNN estimated at \$4.65**

**Available
Properties:**



AERIAL MAP

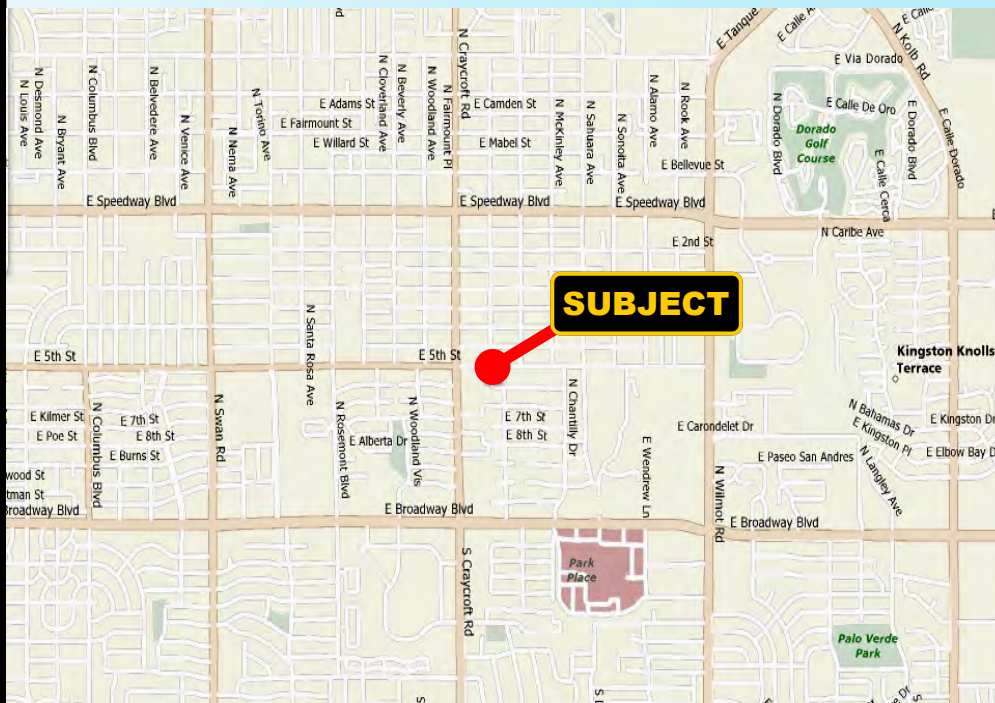


DEMOGRAPHICS 2020

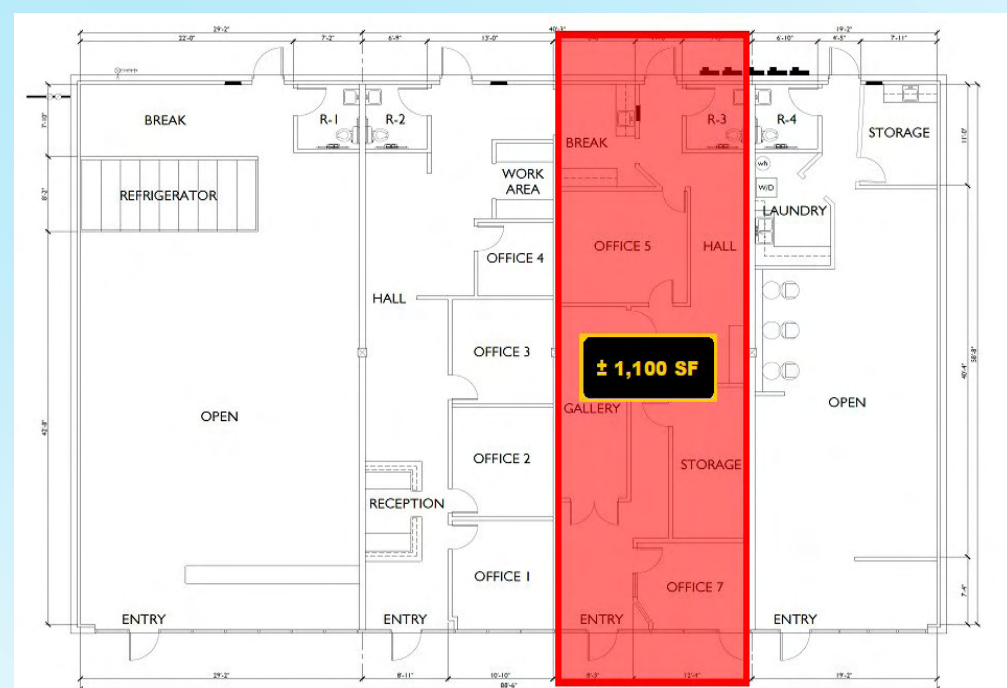
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	13,431	117,864	267,841
Average Family Income	\$56,201	\$57,126	\$62,906
Employees	15,744	69,660	151,104
Retail Expenditures	\$798 Million	\$3.2 Billion	\$4.7 Billion

TRAFFIC COUNTS: 49,200
5th St: 12,700 (2015) Craycroft: 36,500 (2012)

AREA MAP



SITE MAP

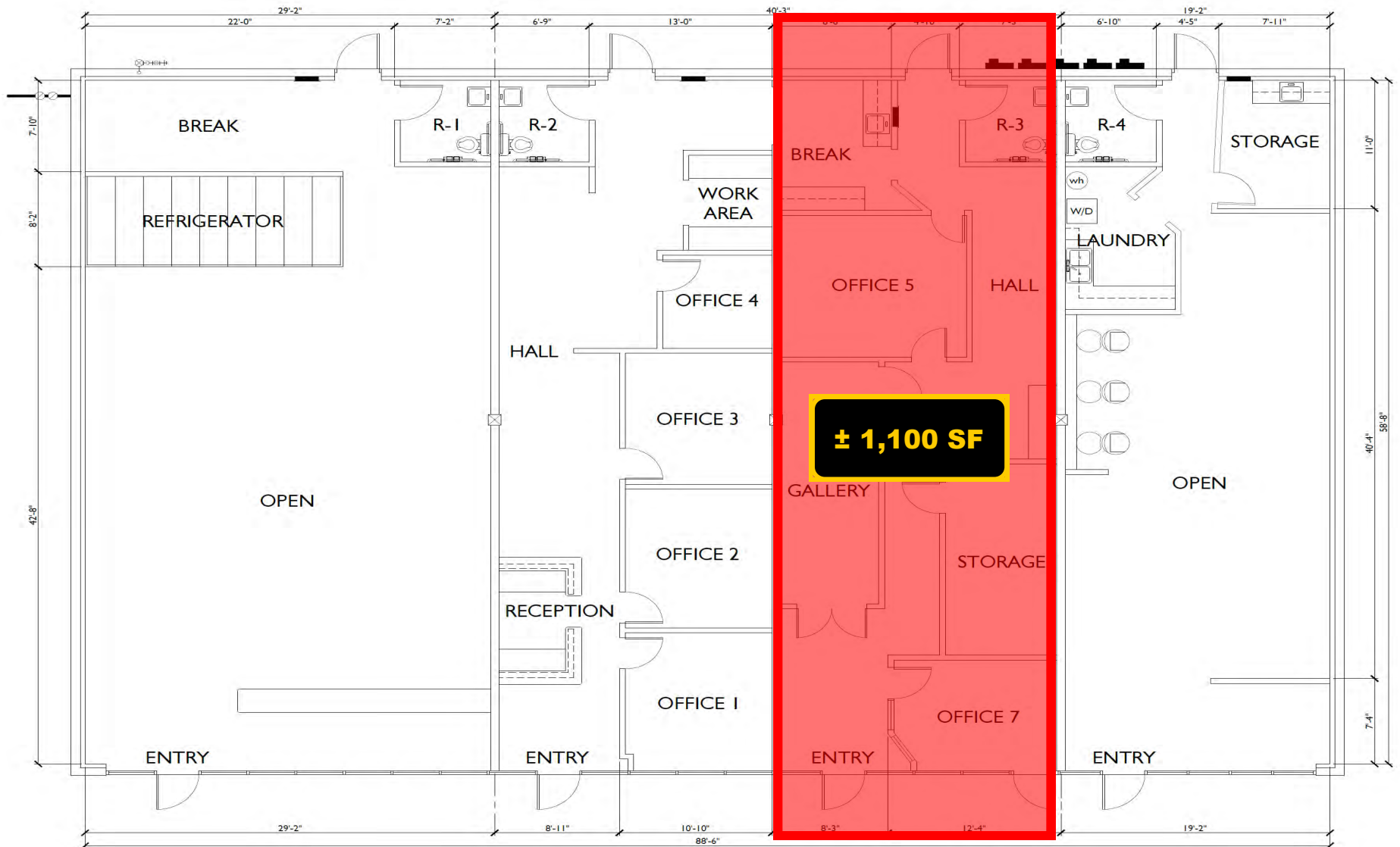


5th & Jefferson Plaza
NWC of 5th Street & Jefferson Avenue
Tucson, Arizona
Aerial



Not To Scale
Subject To Change

5th & Jefferson Plaza
NWC of 5th Street & Jefferson Avenue
Tucson, Arizona
As Built 5595 E. 5th Street Building



Not To Scale
Subject To Change

5th & Jefferson Plaza
NWC of 5th Street & Jefferson Avenue
Tucson, Arizona
Current Tenant List

Tenant	Suite #	Sq.Ft.
Fresenius Dialysis	5575 E. Fifth Street	13,592
El Dorado Internal & Family Medicine	5555 E. Fifth Street	8,425
Kimpo Oriental Market	5595 E. Fifth St., #101	1,800
AVAILABLE	5595 E. Fifth St., #111	1,100
Brows by Meriem	5595 E. Fifth St. #121	1,300
Cut & Dry	5595 E. Fifth St., #131	1,200

EMPLOYMENT



White Collar

66%



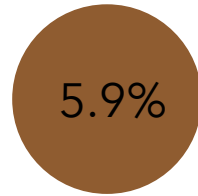
Blue Collar

12%



Services

22%



Unemployment
Rate

Jefferson Plaza

5555 E 5th St, Tucson, Arizona,
85711
Ring of 1 mile



1,161

Total Businesses



15,744

Total Employees

BUSINESS

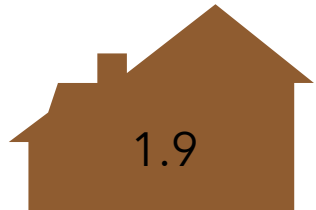
KEY FACTS

13,431

Population



Median Age



1.9

Average
Household
Size

\$37,357

Median
Household
Income

EDUCATION



No High School
Diploma



19%

High School
Graduate



33%

Some College



39%

Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



3,550

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



2,444

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



3,376

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

EMPLOYMENT



White Collar

64%



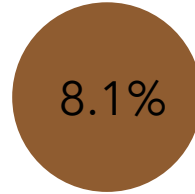
Blue Collar

14%



Services

22%



Unemployment
Rate

Jefferson Plaza

5555 E 5th St, Tucson, Arizona,
85711
Ring of 3 miles



5,996

Total Businesses



69,660

Total Employees

KEY FACTS

117,864

Population



Median Age



2.1

Average
Household
Size

\$40,058

Median
Household
Income

EDUCATION



No High School
Diploma



23%
High School
Graduate



34%
Some College



33%
Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



31,280

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



21,194

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



26,499

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

EMPLOYMENT



White Collar

66%



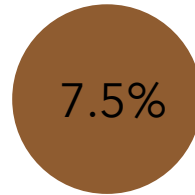
Blue Collar

14%



Services

20%



Unemployment
Rate

Jefferson Plaza

5555 E 5th St, Tucson, Arizona,
85711
Ring of 5 miles



11,394

Total Businesses



151,104

Total Employees

KEY FACTS

267,841

Population



Median Age



2.2

Average
Household
Size

\$43,525

Median
Household
Income

EDUCATION



No High School
Diploma



21%
High School
Graduate



34%
Some College



36%
Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



73,478

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



45,535

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



58,851

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