

FOR LEASE

VALENCIA COMMERCE CENTER

225 E. VALENCIA ROAD | TUCSON, AZ

RETAIL

\$13-\$15/SF Modified Gross!



FEATURES

- + Situated on Tucson's south side.
- + Located along the heavily traveled Valencia Road.
- + Great visibility and easily accessible.
- + Join: 1st Chiropractic, The People's Choice Video Express, Orthodontic Professionals, Bravo Services.
- + Nearby tenants include: Food City and Dollar Tree.
- + Located on Valencia Road east of 6th Avenue, this center includes retail and office space on the Valencia frontage and industrial space in the rear building. This is a great opportunity to locate a business in the southwest trade area at very reasonable lease rates.

SPACE AVAILABILITY

SUITE	SIZE	LEASE RATE
125	±1,078 SF	\$15/SF/MG
140	±1,200 SF	\$15/SF/MG
150	±2,700 SF	\$13/SF/MG
155	±972 SF	\$15/SF/MG
160	±972 SF	\$15/SF/MG
150-155-160-180	±9,324 SF	\$13/SF/MG
180	±4,680 SF	\$13/SF/MG

TRAFFIC COUNTS

VALENCIA ROAD	APPROXIMATELY 44,000 VDP
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Source: PAG

CONTACT US

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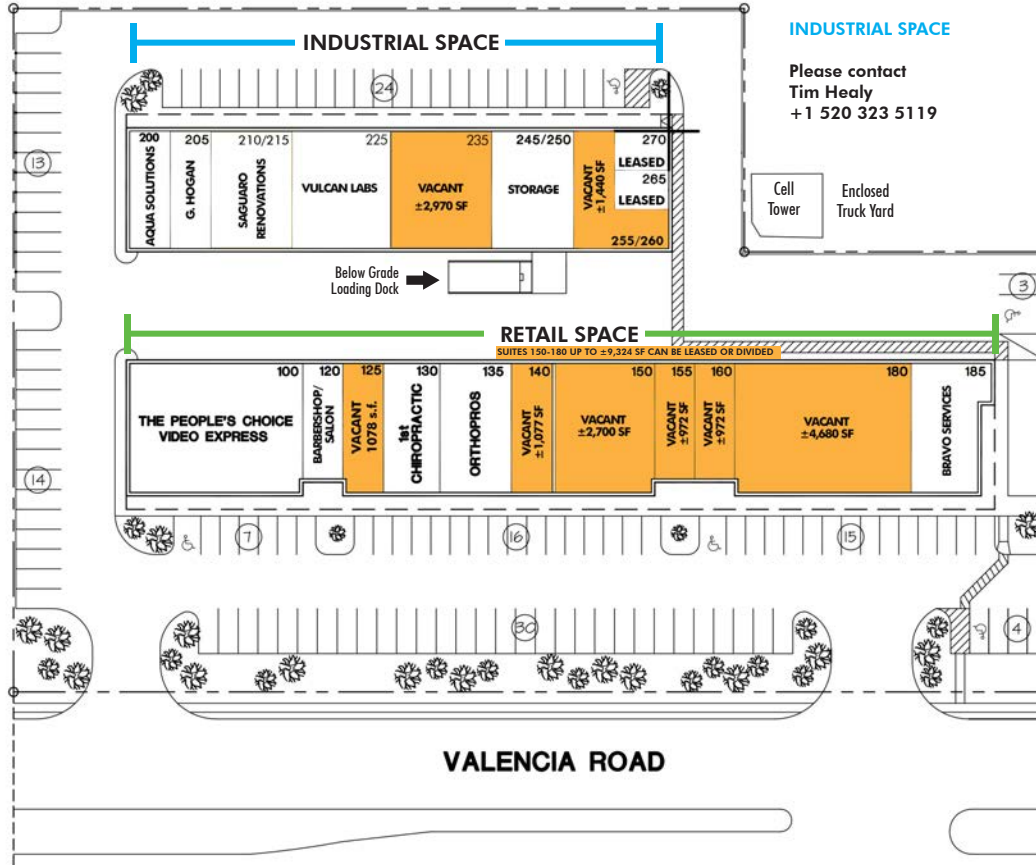
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INDUSTRIAL SPACE

Please contact
 Tim Healy
 +1 520 323 5119

Cell Tower
 Enclosed Truck Yard

RETAIL SPACE

SUITES 150-180 UP TO ±9,324 SF CAN BE LEASED OR DIVIDED

VALENCIA ROAD

Site plan not to scale. All measurements are approximate.

SUITE	TENANT	SIZE	LEASE RATE
100	The People's Choice Video Express	±4,680 SF	
120	Javier's Salon	±974 SF	
125	VACANT	±1,078 SF	\$15/SF/MG
130	1st Chiropractic	±1,500 SF	
135	Orthodontic Professionals	±1,800 SF	
140	VACANT	±1,200 SF	\$15/SF/MG
150	VACANT	±2,700 SF	\$13/SF/MG
155	VACANT	±974 SF	\$15/SF/MG
160	VACANT	±972 SF	\$15/SF/MG
180	VACANT	±4,680 SF	
185	Bravo Services	±1,980 SF	\$15/SF/MG

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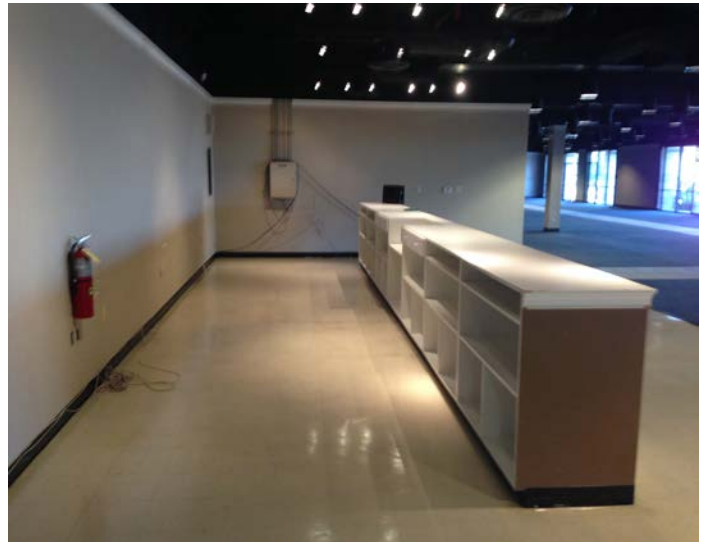
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SUITES 150, 155 & 160 ARE CURRENTLY ONE SUITE OF $\pm 4,644$ SF. THEY CAN BE DIVIDED AS SHOWN ON THE SITE PLAN.



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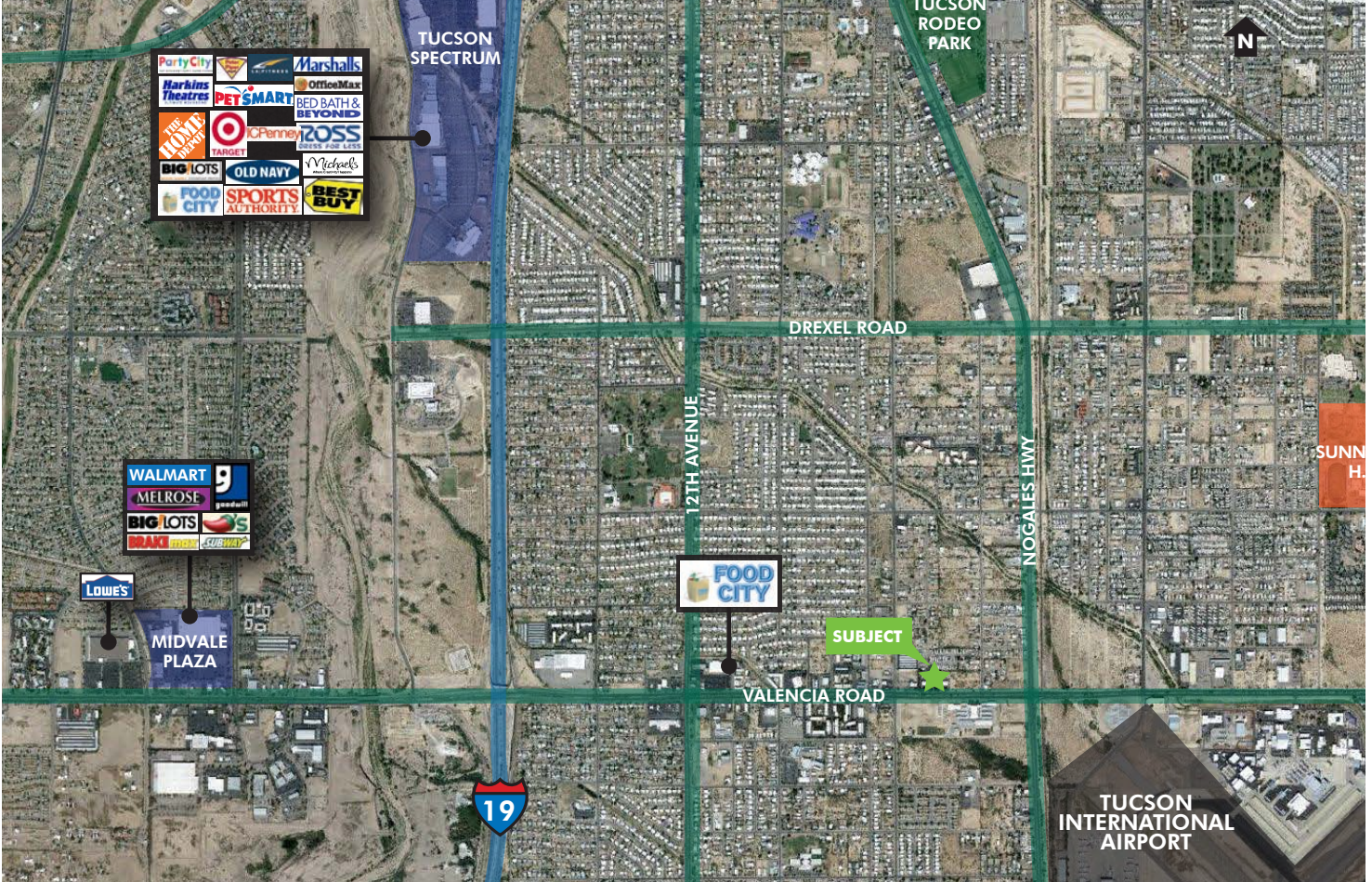
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2018 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION:	17,459	88,949	168,336
EST. AVG. HH INCOME:	\$40,962	\$44,073	\$46,577
EST. DAYTIME POPULATION:	12,901	105,983	187,226

Source: CLARITAS

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