

For Lease

Park & Ajo Commerce Plaza

2,500 - 7,500 SF

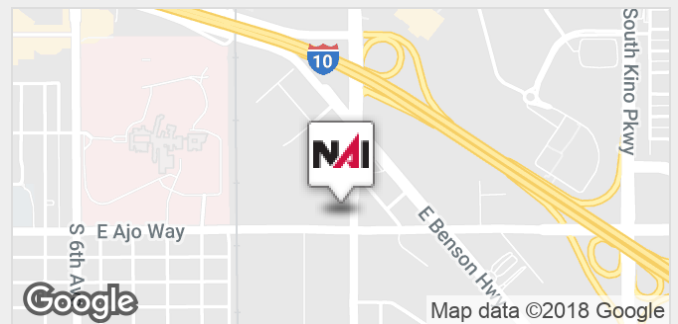


3760 S Park Avenue

3760 S Park Avenue, Tucson, Arizona 85713

Property Features

- ±2,500 - 10,000 Contiguous SF Available
- High Visibility Retail/Industrial Flex Space/Office
- Roll-Up Doors in the Rear of the Property
- Glass Storefront
- 14' Clear Height
- Cooling: Evaporative & HVAC
- Easy Access to both I-10 & I-19
- Low Triple Nets (NNN Est. \$2.00/SF)



Demographics

	1 Mile	3 Miles	5 Miles
Average Age:	32.4	31	30.5
Population:	13,200	110,755	280,321
Average HH Income:	\$32,575	\$39,585	\$42,420
Daytime Employment/Population	-	-	-

Traffic Counts

	VPD
S Park Ave	21,106
E Ajo Way	9,119

For Lease: \$7.00 - 10.00 SF/yr (NNN)

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Executive Summary



Property Summary

Available SF: 2,500 - 10,000 SF

Lease Rate: \$7.00 - 10.00 SF/yr
(NNN)

Building Size: 19,583 SF

Year Built: 1981

Zoning: I-1, City of Tucson

Cross Streets: NWC Park Ave & Ajo
Way

Property Overview

Retail/Industrial Flex Space Facing S Park Ave

Suite F is improved for a restaurant; ideal for sub-shop and/or breakfast

Location Overview

- High Daytime Employment Population

- Close to the Tucson Marketplace at the Bridges Development which includes Costco, WalMart, Dave & Busters and more retailers

- Close to the U of A Technology Campus and the new Geico campus

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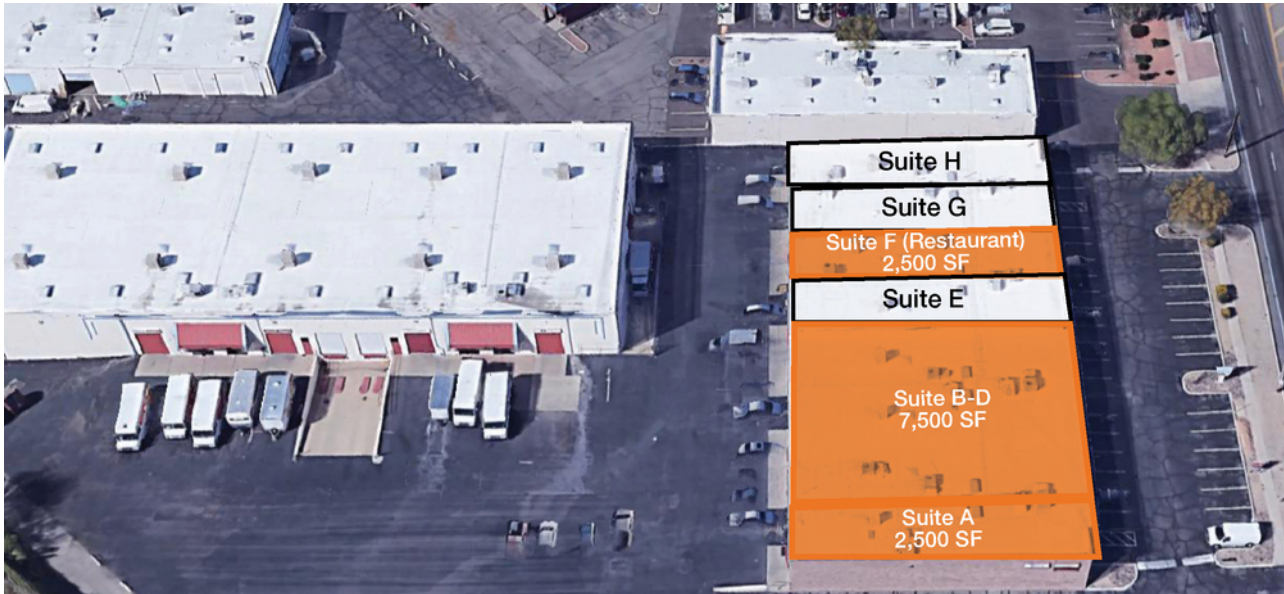
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NAI Horizon

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Park & Ajo Commerce Plaza

Available Spaces



SPACE	SUITE #	SPACE TYPE	LEASE RATE	LEASE TYPE	SIZE (SF)
AVAILABLE	Suite A	Retail/Industrial Flex/Office	\$7.00 SF/YR	NNN	2,500 SF
AVAILABLE	Suite B-D	Retail/Industrial Flex/Office	\$7.00 SF/YR	NNN	7,500 SF
Casa Baloo Vending	Suite E	-	-	-	-
AVAILABLE	Suite F	Restaurant Space	\$10.00 SF/YR	NNN	2,500 SF
Adrian's Barbershop	Suite G	-	-	-	-
Heating & Cooling	Suite H	-	-	-	-



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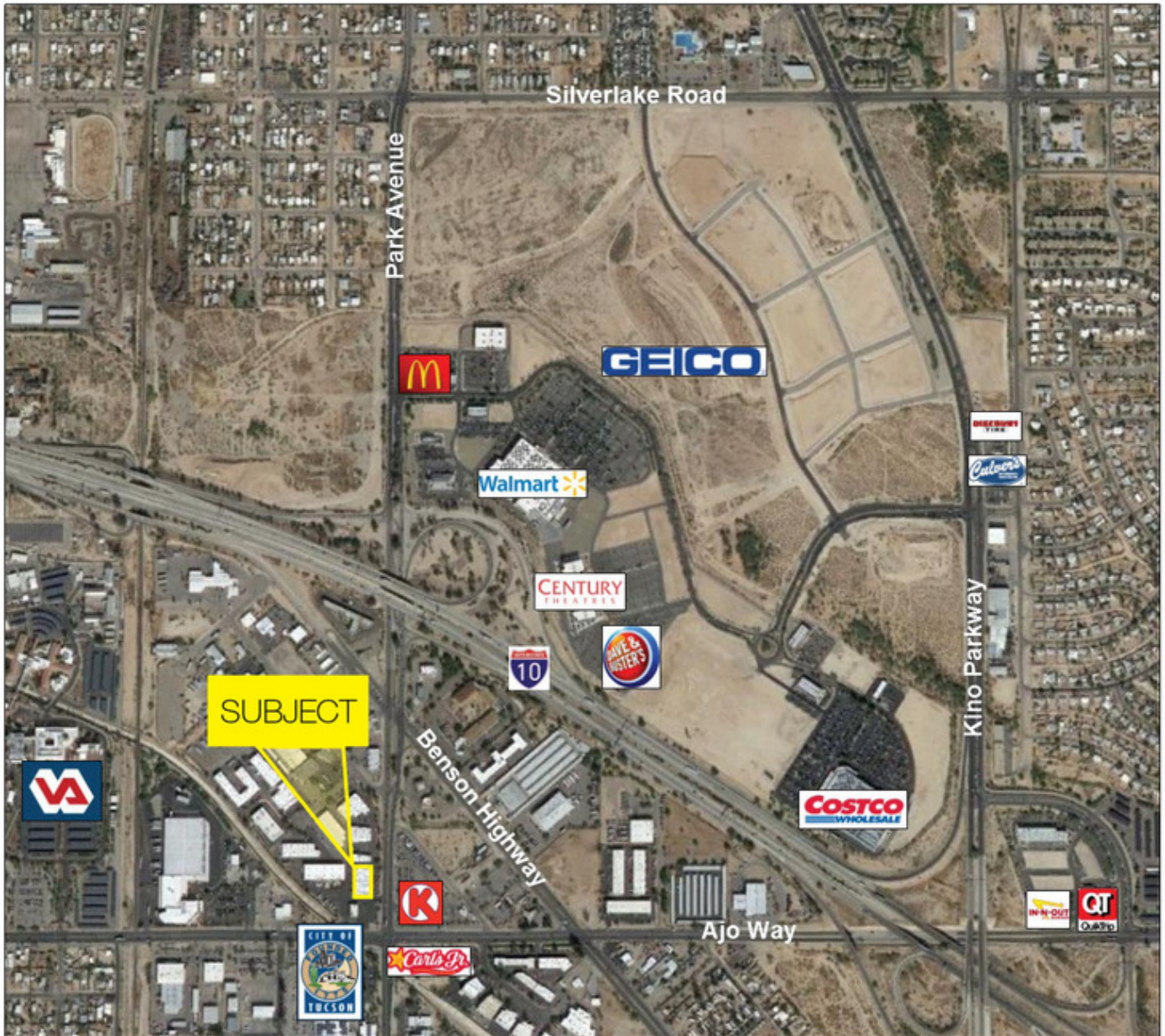
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NAI Horizon

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Aerial Map



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