



This auto related property is located on 22nd Street just East of Pantano Rd. Join D&D Auto Performance, A&J Automotive and others.



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Or **PICOR / Cushman Wakefield**

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**Available  
Properties:**



**AVAILABLE**

## **22nd Street AutoMall**

Located at:

**8150 E. 22nd Street**  
Just East of Pantano Road  
Tucson, Arizona 85710

### **Features:**

- ✓ Great Visibility
- ✓ Great for Automotive Use
- ✓ C-2 Zoning
- ✓ Abundant Parking
- ✓ Easy Ingress/Egress

### **Available For Lease:**

In-Line Space  
±1,750 SF from \$9.00 + NNN\*

\*NNN Estimated at \$3.39

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable.

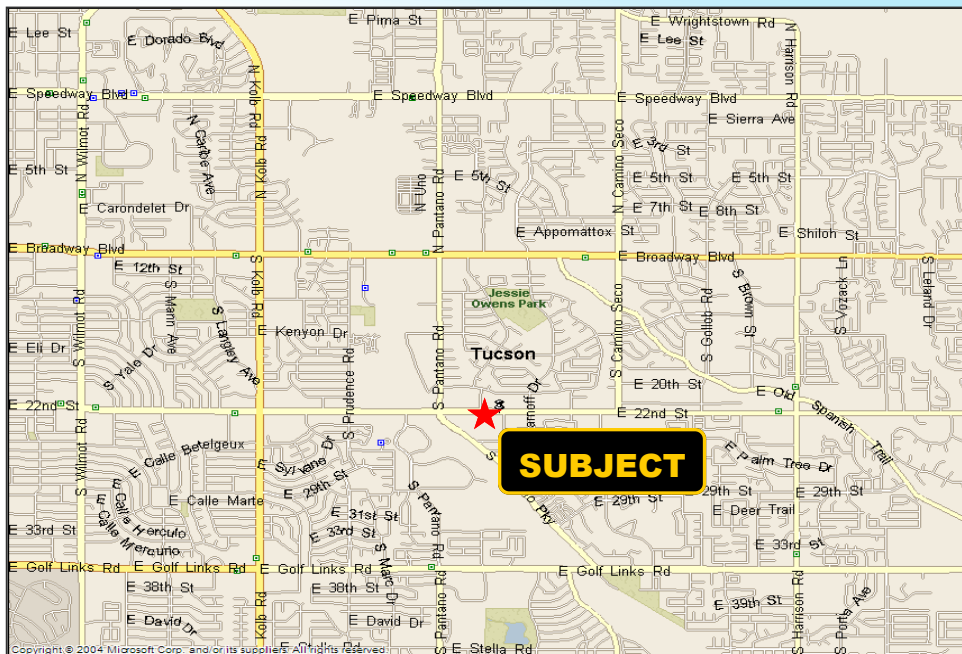
We have no reason to doubt its accuracy, but we do not guarantee it.

George C. Larsen - Designated Broker - Owner/Agent

# Aerial Map



# Location Map

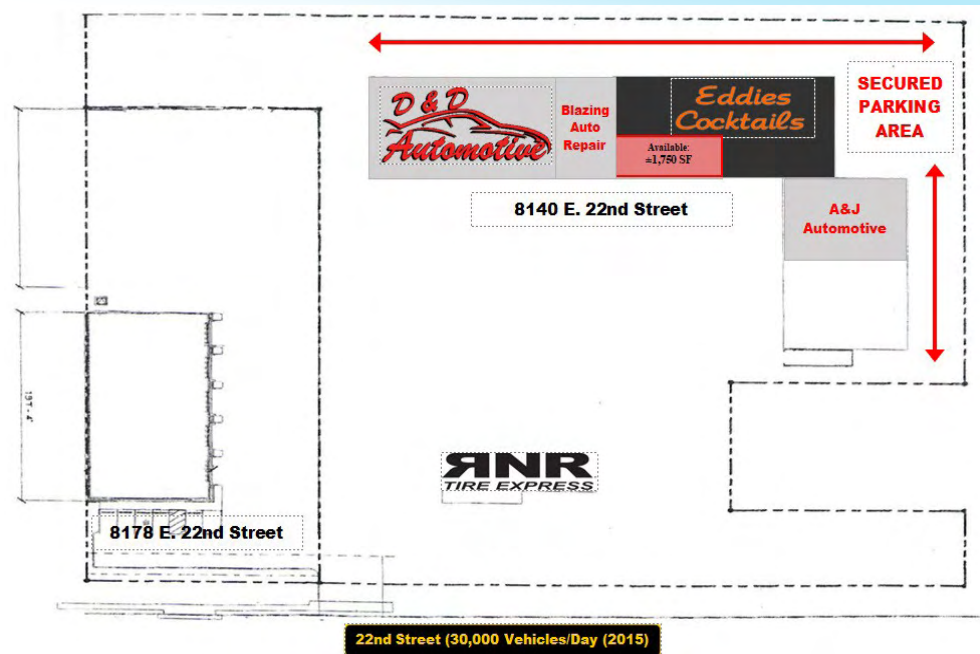


# Demographics 2020

	10 Minute Radius	20 Minute Radius	30 Minute Radius
Population	151,567	391,950	691,927
Average Household Income	\$67,023	\$73,493	\$71,121
Number of Employees	45,249	168,147	311,827
Total Retail Expenditures	\$2.4 Billion	\$6.1 Billion	\$9.8 Billion

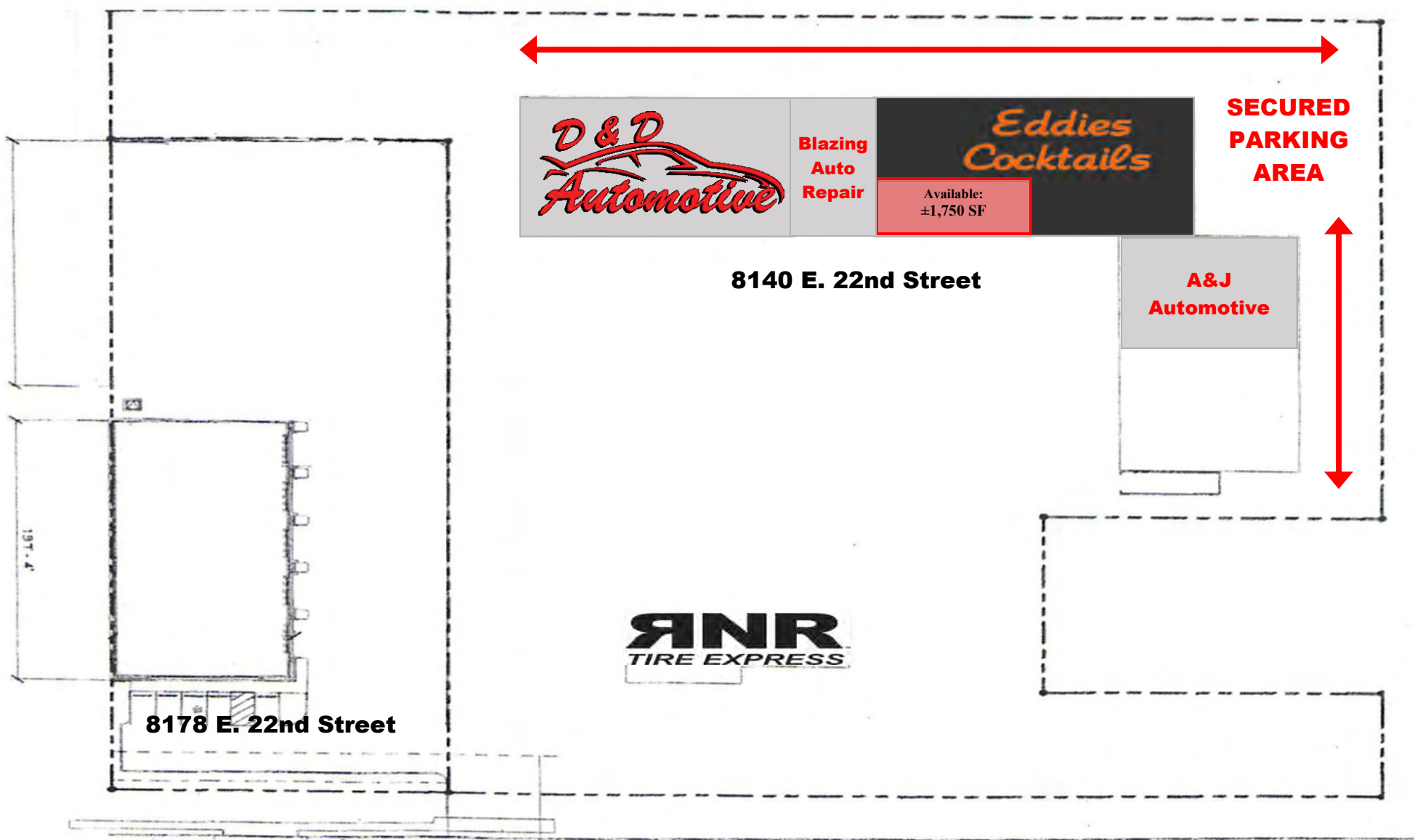
**TRAFFIC COUNT: Pantano Rd: 25,000 (2013) 22nd St: 30,000 (2015)  
TOTAL: 55,000 (2015)**

# Site Map



# 22nd Street AutoMall

Located just East of Pantano Rd. on 22nd St.  
Tucson, Arizona



22nd Street (30,000 Vehicles/Day (2015))

NOT TO SCALE  
SUBJECT TO CHANGE

# 22nd Street AutoMall

Located just East of Pantano Rd. on 22nd St.  
Tucson, Arizona  
Aerial



**22nd St. - 30,000 Vehicles/Day (2015)**

**Pantano Rd. is 1/2 Mile West** →

NOT TO SCALE  
SUBJECT TO CHANGE

# 22nd Street AutoMall

Located just East of Pantano Rd. on 22nd St.

Tucson, Arizona

Current Tenant List

<b>Tenant</b>	<b>Suite #</b>	<b>Sq. Ft.</b>
RNR Tires	8140 - #100	±3,720
A & J Automotive	8140 - #140	±4,250
Eddie's Cocktails	8150 - #100	±4,350
<b>AVAILABLE</b>	<b>8150 - #110A</b>	<b>±1,750</b>
Blazing Auto Repair	8150 - #130	±1,750
D&D Automotive	8150 - #140-160	±7,000
Shell's Place	8170	±3,720
Encantada Roof Works	8130	±10,565

## EMPLOYMENT



White Collar

65%



Blue Collar

16%



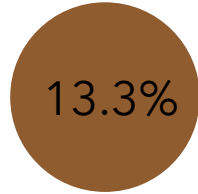
Services

19%

## 22nd Street AutoCare

8130 E 22nd St, Tucson, Arizona,  
85710

Drive time of 10 minutes



Unemployment  
Rate



4,180

Total Businesses

## BUSINESS



45,249

Total Employees

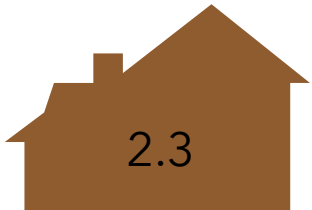
## KEY FACTS

151,567

Population



Median Age



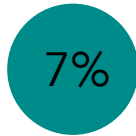
2.3

Average  
Household  
Size

\$51,416

Median  
Household  
Income

## EDUCATION



No High School  
Diploma



24%  
High School  
Graduate



39%  
Some College



29%  
Bachelor's/Grad/Prof  
Degree

## POPULATION DETAIL



36,731

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



27,940

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



35,850

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

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## EMPLOYMENT



White Collar

66%



Blue Collar

15%



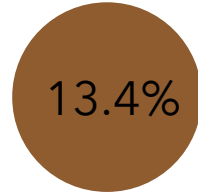
Services

18%

## 22nd Street AutoCare

8130 E 22nd St, Tucson, Arizona,  
85710

Drive time of 20 minutes



13.4%  
Unemployment  
Rate



13,592

Total Businesses

## BUSINESS



168,147

Total Employees

## KEY FACTS

391,950

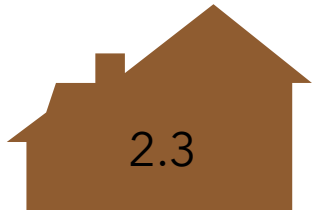
Population



38.7  
Median Age

\$52,014

Median  
Household  
Income



2.3

Average  
Household  
Size

## EDUCATION



9%  
No High School  
Diploma



21%  
High School  
Graduate



35%  
Some College



35%  
Bachelor's/Grad/Prof  
Degree

## POPULATION DETAIL



97,888

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



71,392

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



86,657

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

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## EMPLOYMENT



White Collar

64%



Blue Collar

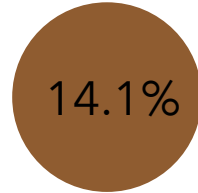
17%



Services

19%

**22nd Street AutoCare**  
8130 E 22nd St, Tucson, Arizona,  
85710  
Drive time of 30 minutes



14.1%  
Unemployment  
Rate



22,717

Total Businesses



311,827

Total Employees

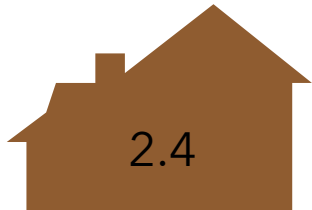
## KEY FACTS

691,927

Population



36.5  
Median Age



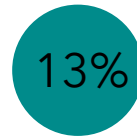
2.4

Average  
Household  
Size

\$48,927

Median  
Household  
Income

## EDUCATION



13%  
No High School  
Diploma



22%  
High School  
Graduate



33%  
Some College



32%  
Bachelor's/Grad/Prof  
Degree

## POPULATION DETAIL



180,058

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



122,807

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



143,536

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

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