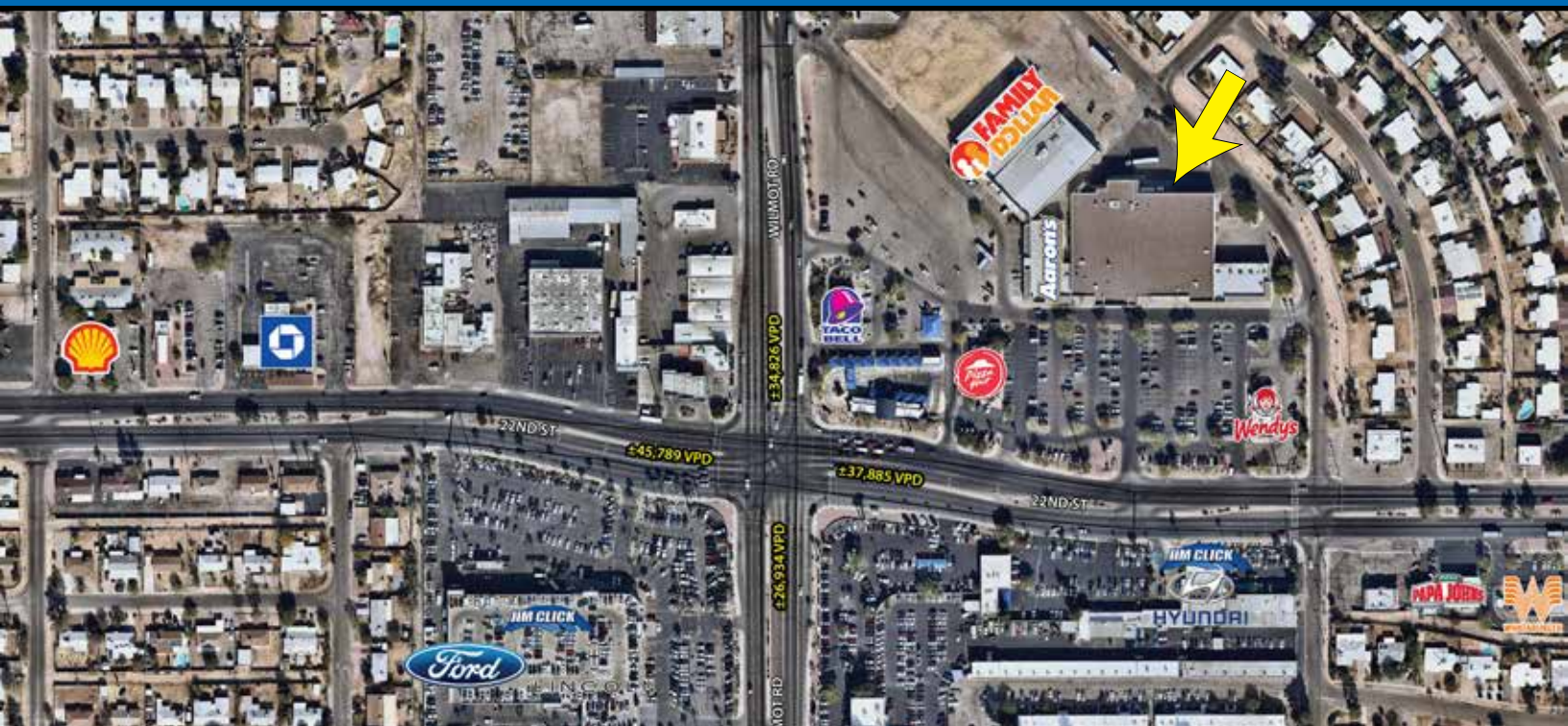


Former Albertsons Available for Lease

Oxford Plaza

NEC Wilmot Rd & 22nd St | Tucson, AZ



Size: ± 50,188 SF

Zoning: C-2, City of Tucson

- Comments:**
- Join Family Dollar, Aaron's, and AutoZone
 - Located just 1 mile south of Broadway Boulevard, the main east/west arterial of metro Tucson
 - Park Place is just over 1 driving mile from the site with sales of \$447.00 per-square-foot
 - Strong employment to the southwest with Davis-Monthan Air Force Base (6,000 Airmen and 1,700 civilian personnel)
 - Palo Verde High Magnet School is located less than a mile east with 1,235 students

| Population Summary: | | 1 Mile | 3 Miles | 5 Miles |
|----------------------------|--|--------|---------|---------|
| 2017 Total | | 14,581 | 117,725 | 243,173 |
| 2022 Total | | 14,932 | 120,455 | 248,099 |

| Median HH Income: | | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|--|----------|----------|----------|
| 2017 | | \$44,706 | \$38,633 | \$41,525 |

| Traffic Counts: | | N: | ±34,826 VPD (NB & SB) |
|------------------------|----|-----------------------|-----------------------|
| | S: | ±26,934 VPD (NB & SB) | |
| | E: | ±37,885 VPD (EB & WB) | |
| | W: | ±45,789 VPD (EB & WB) | |

*ADOT 2017



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