



RETAIL PROPERTY FOR LEASE

RILLITO CROSSING MARKETPLACE

4206-4282 N 1st Ave Tucson, AZ 85719

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LOCATION DESCRIPTION

NEC 1st Ave & Limberlost Dr

PROPERTY HIGHLIGHTS

- SHOP SPACE available 1,317-2,251 SF
- PAD available - BTS option for Restaurant/Drive-Thru/Patio and direct visibility along 1st Ave
- IN-LINE development opportunity BTS up to 35,000 SF Retail with flexible space options
- High daily traffic counts along 1st Avenue
- Population growth in trade area expected to be 1.2% – 1.5% annually over the next 5 years
- Ample and convenient parking

AREA COTENANTS

SPROUTS
FARMERS MARKET

LA | FITNESS

**EUROPEAN
WAX
CENTER®**

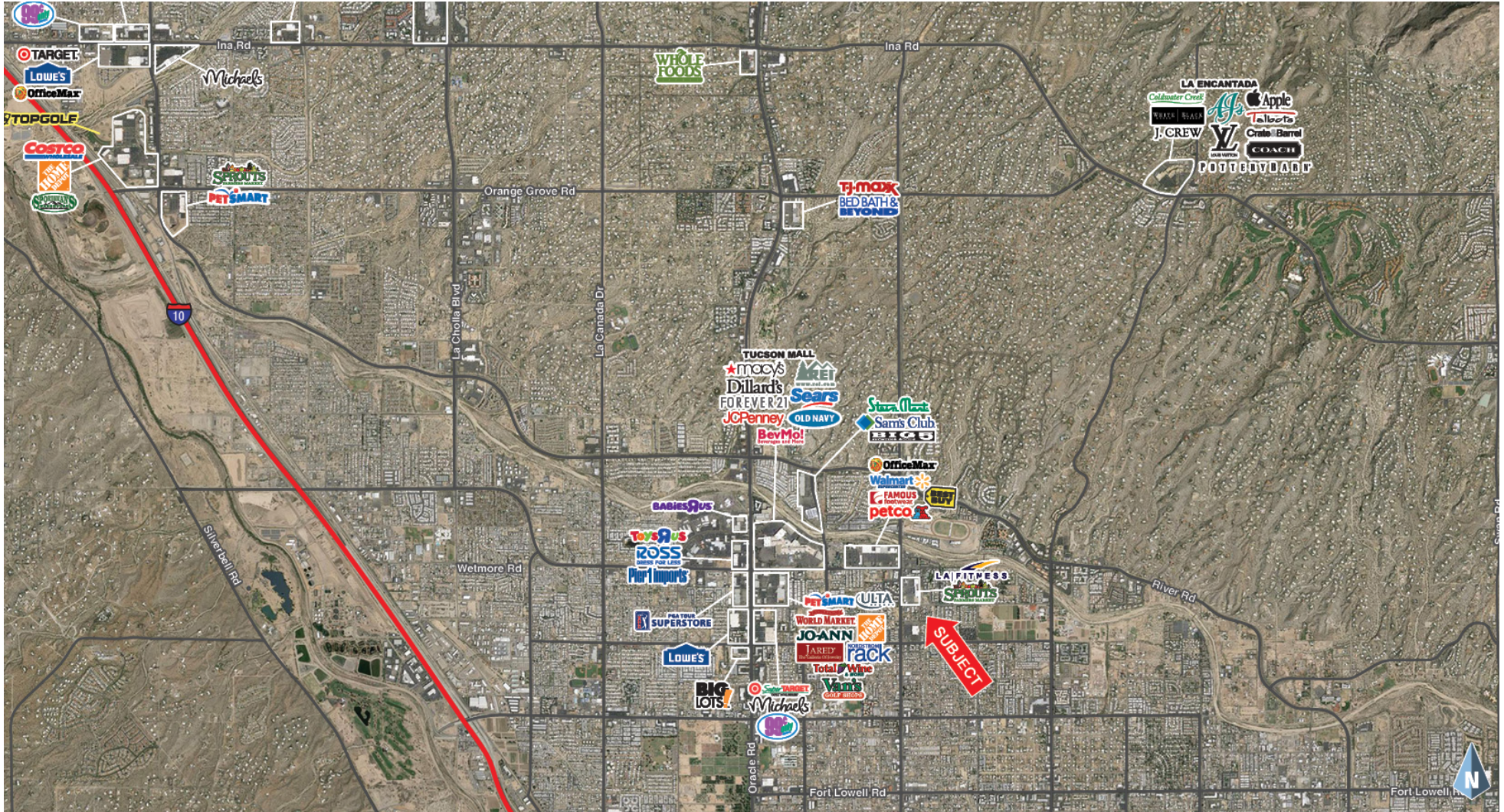
Rita's
Ice - Custard - Happiness

THE JOINT®

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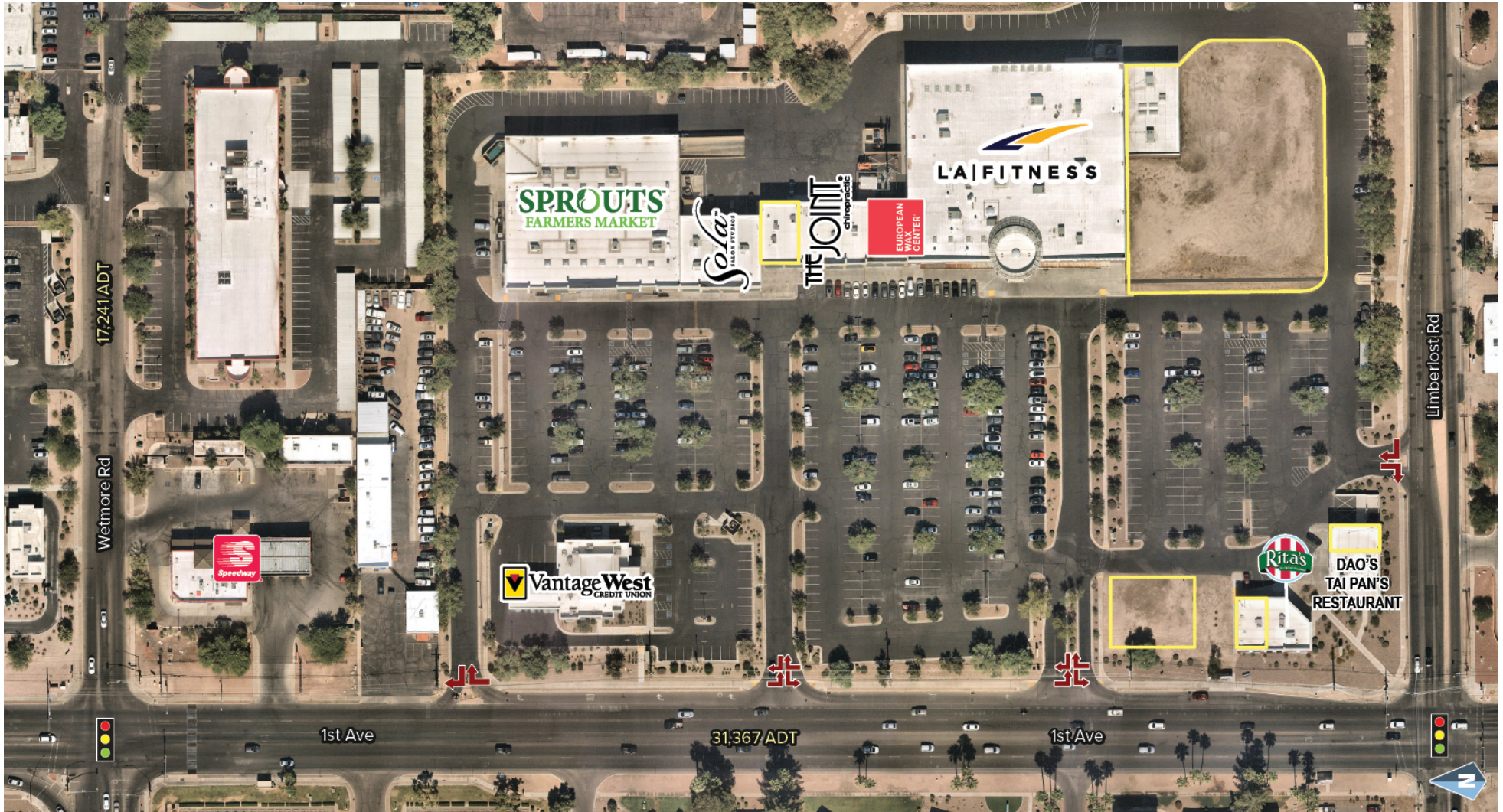
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Future Development

Vacant

Leased

Monument Signage

Bus Stop

Parking:
More than 700 parking spaces (5,30:1000) post-development



LEGEND

Available

Unavailable

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,317 - 35,000 SF	Lease Rate:	CALL FOR PRICING

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
4206-100	Available	1,358 SF	NNN	CALL FOR PRICING	-
4206-120	DAO'S TAI PAN'S	2,090 SF	NNN	-	-
4210-100	RITA'S ITALIAN ICE & CUSTARD	1,024 SF	NNN	-	-
4210-150	Available	2,251 SF	NNN	CALL FOR PRICING	-
PAD	Available	4,000 SF	NNN	CALL FOR PRICING	Restaurant/Drive-thru/Patio option
IN-LINE RETAIL DEVELOPMENT	Available	35,000 SF	NNN	CALL FOR PRICING	Up to 35,000 SF with flexible space options
4240	LA FITNESS	49,920 SF	NNN	-	-
4246-100	Available	1,317 SF	NNN	CALL FOR PRICING	-
4246-110	ADRIAN'S BARBER SHOP	1,211 SF	NNN	-	-
4246-120	SMOOTHIE FACTORY	1,206 SF	NNN	-	-
4246-130	JR NAILS	1,200 SF	NNN	-	-
4246-140	THE JOINT CHRIOPRACTIC	1,181 SF	NNN	-	-
4246-150	THE TEA STUDIO	967 SF	NNN	-	-
4246-160	Available	1,500 SF	NNN	CALL FOR PRICING	-
4262	SOLA SALON STUDIOS	5,549 SF	NNN	-	-

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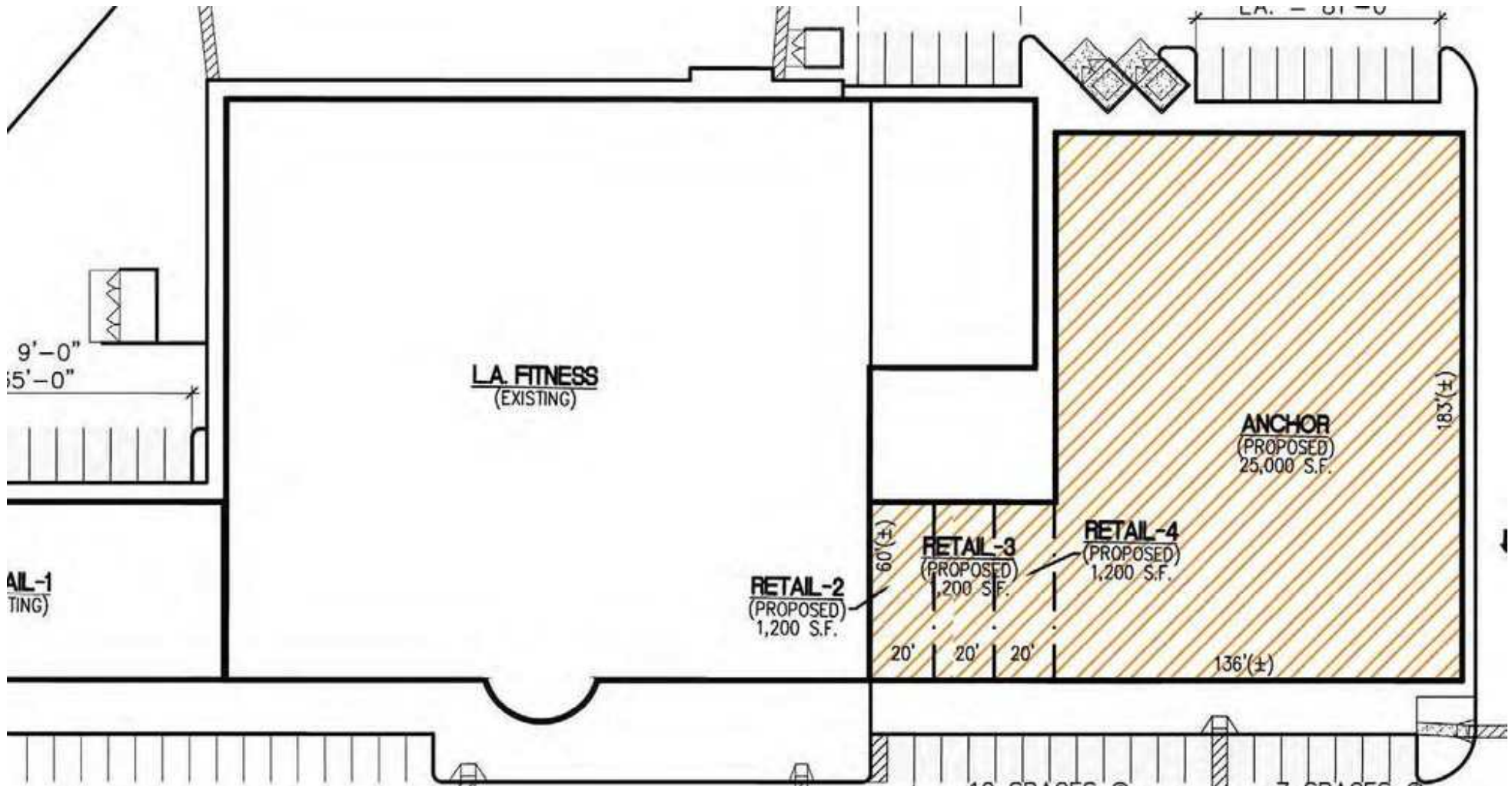
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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
4282	SPROUTS FARMERS MARKET	25,650 SF	NNN	-	-

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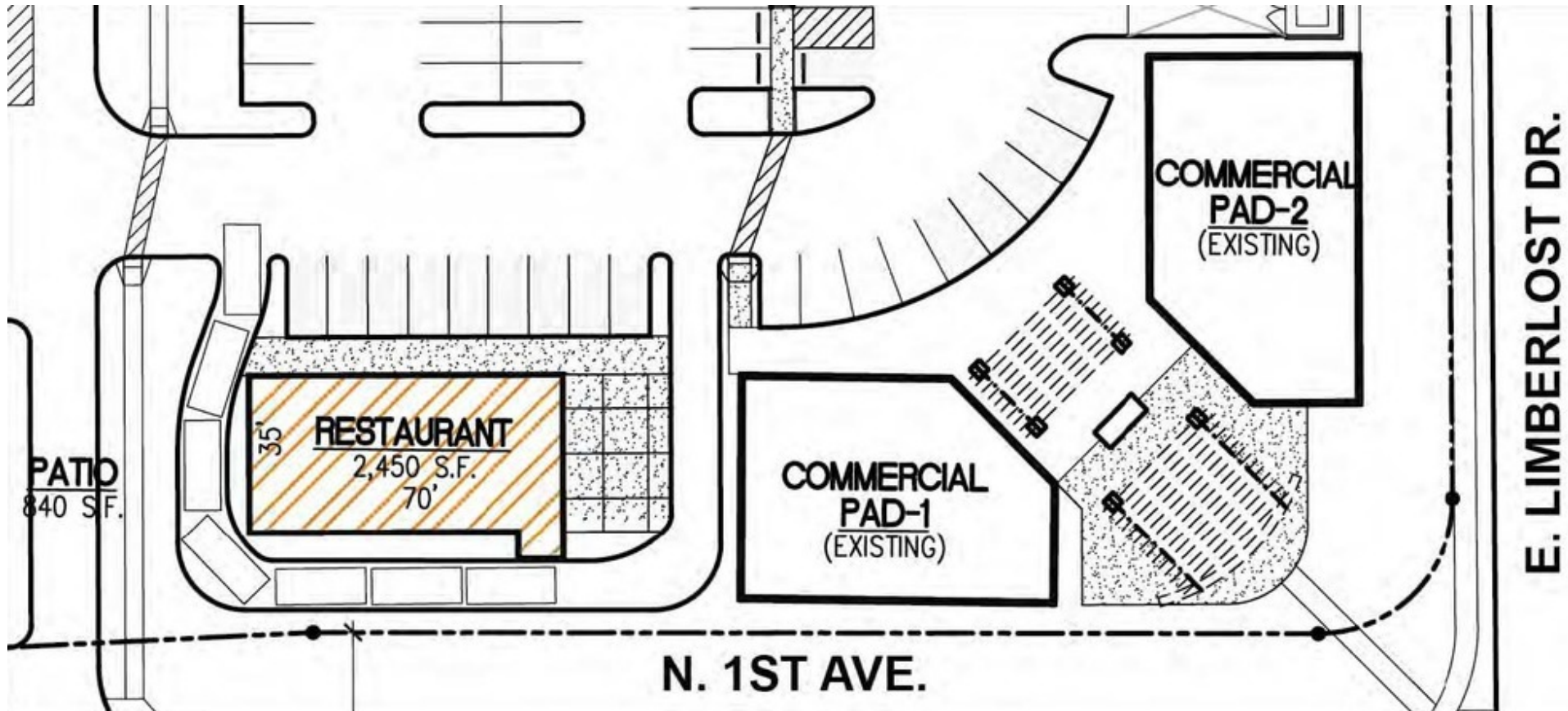
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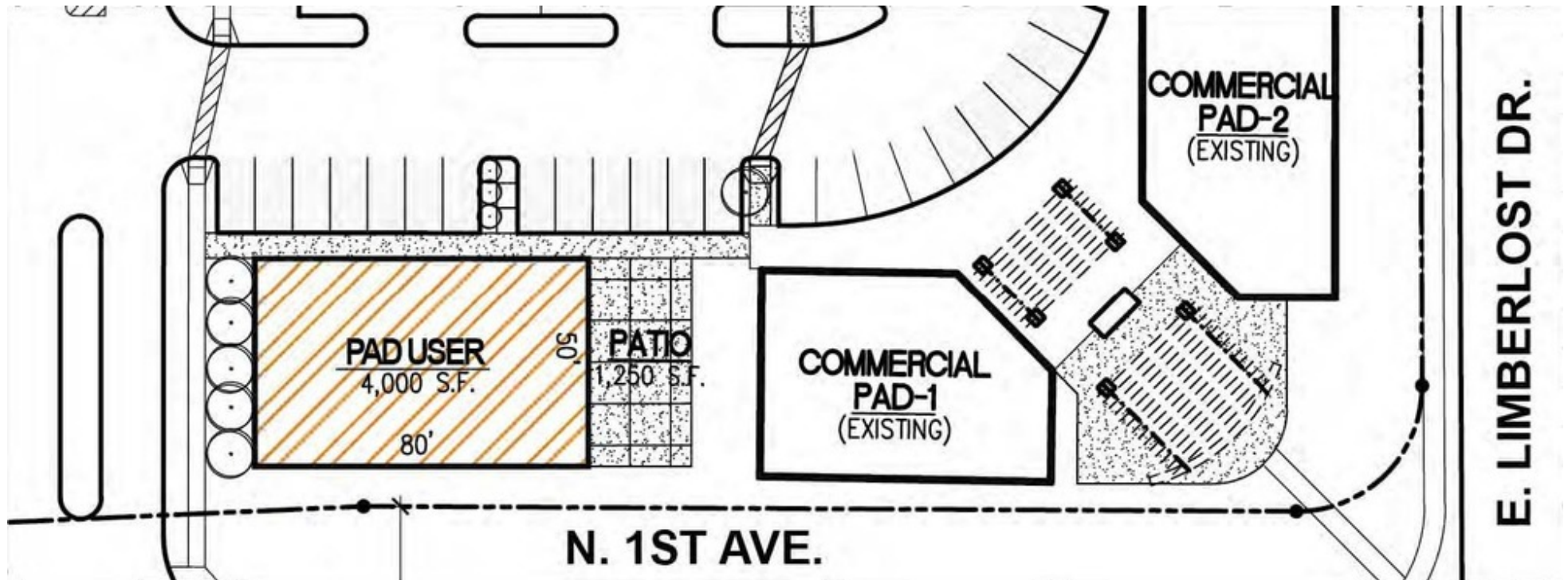
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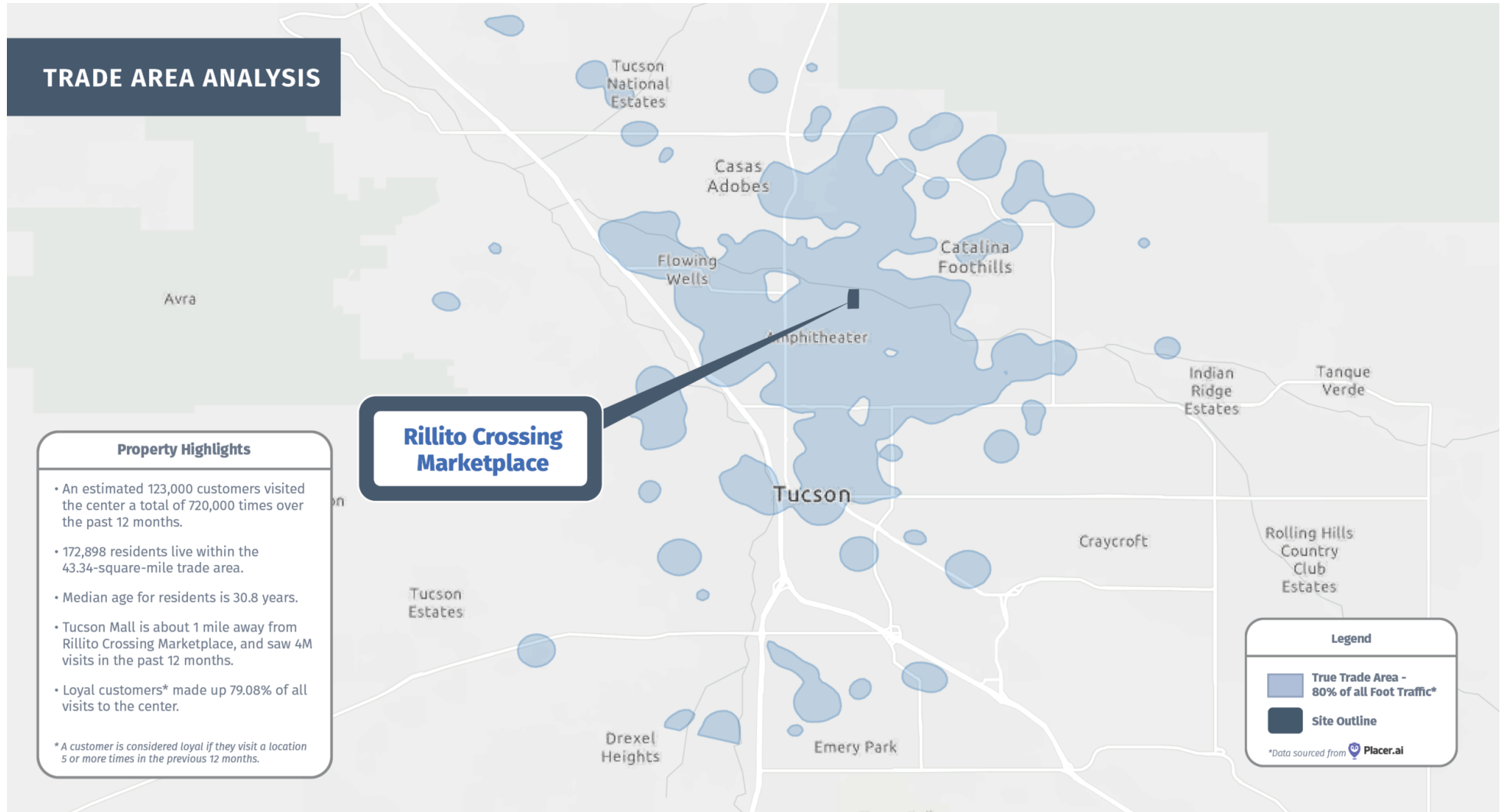
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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	19,579	104,218	238,656
Median Age	31.0	35.3	36.4



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$35,943	\$43,024	\$48,725
Average	\$54,485	\$69,230	\$78,653



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	897	4,361	11,915
Employees	12,440	51,314	164,965
Daytime Population	23,416	110,812	298,768



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	40%	44%	49%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	57.03%	60.82%	65.01%
Services	22.96%	20.59%	19.13%
Blue Collar	20.00%	18.60%	15.83%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	9,321	49,691	109,236
Median Home Value	\$187,566	\$225,995	\$269,794

* 2022 Demographic data derived from ESRI

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