

2351 N. ALVERNON WAY

2351 N. ALVERNON WAY SW CORNER OF GRANT RD AND ALVERNON WAY, TUCSON, AZ



- Ground Floor Retail: 750 SF/ 1,450 SF (can be combined for 2,200 SF)
- Lease Rate: \$12.00
- Lease type: NNN

- Abundance of restaurants & retailers in area
- High Traffic Counts
- On Bus Line
- Easy Access from all areas of town.
- Great Visibility

- 2nd Floor Space: 1,974 Divisible* to 910 SF (*See Floorplan)
- Monthly Lease Rates: \$600.00 - \$1,400.00
- Lease Type: Modified Gross
- Zoned C-1
- Large Open Floor Plans
- Floor to ceiling windows with great mountain views
- Excellent Midtown location

Exclusively Represented By:
Robert Nolan

Oxford 6262 N. Swan Road, Suite 175
Tucson, AZ 85718
Phone (520) 232-0200
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REALTY ADVISORS www.oxfordrealtyadvisors.com

AERIAL

2351 N. ALVERNON WAY



TRAFFIC COUNTS

Grant Blvd:	53,115 Average VPD
Alvernon Way:	37,180 Average VPD
Total:	76,000 Average VPD

Source: CoStar 2019

DEMOGRAPHICS

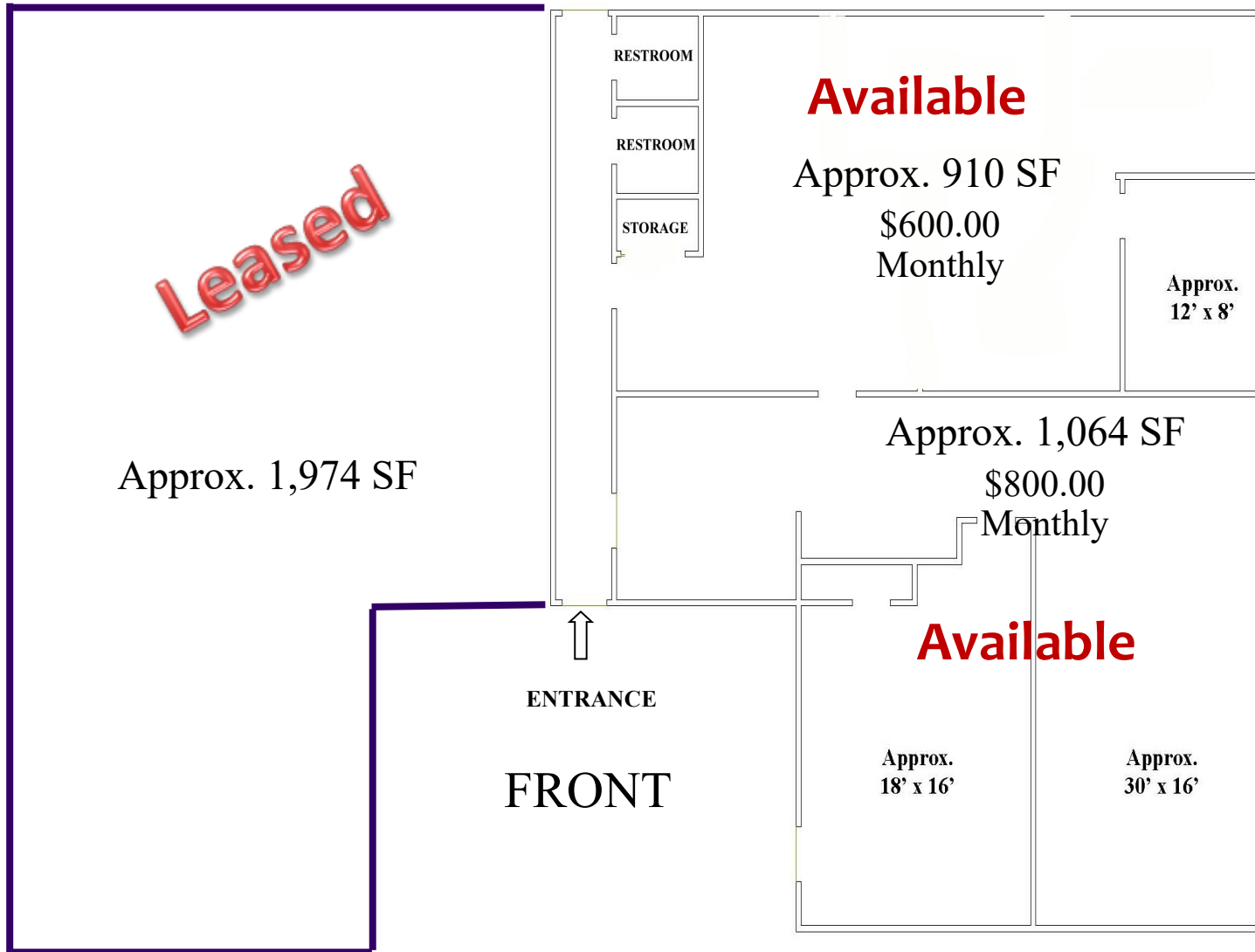
	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	21,636	121,607	284,697
Average HH Income:	\$42,262	\$56,918	\$55,361

Source: CoStar 2019



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2nd Floor Space



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