

22ND & CRAYCROFT CENTER | 5441 E. 22ND ST. | TUCSON, AZ 85711



RETAIL/OFFICE SPACE AVAILABLE FOR LEASE



6298 E. Grant Rd., Suite #100
Tucson, AZ 85712
P: 520.296.0200 / F: 520.296.1571
www.larsenbaker.com

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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.

AVAILABILITY

Retail/Office: ±18,000 SF (Sublease)

Lease Rate: \$12.00 PSF + NNN*

*NNN estimated at \$4.12 PSF

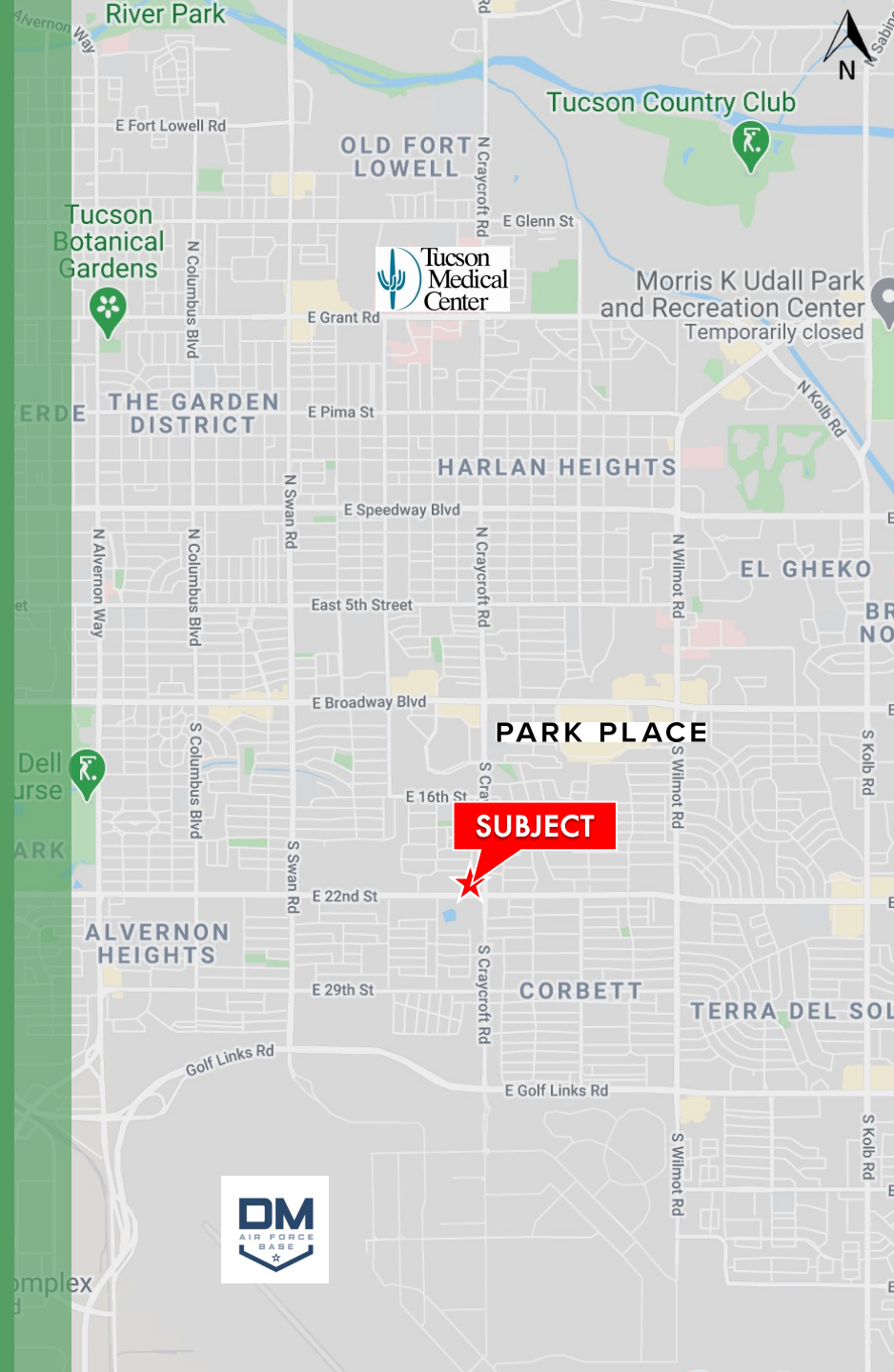
PROPERTY FEATURES

Parking: 6.55/1,000 SF

Zoning: B-2A

PROPERTY HIGHLIGHTS

- Great visibility
- Easy ingress & egress
- Property recently renovated
- High traffic volume intersection
- Great monument signage
- Tenants include: DES, Donna's Title, Little Caesars and others
- Located near Davis Mountain AFB



DEMOGRAPHICS (2020)

	1 Mile	3 Mile	5 Mile
Population	15,637	105,375	263,782
Average Family Income	\$49,011	\$52,560	\$55,727
Employees	6,084	57,074	159,512
Total Retail Expenditures	\$257.8 Million	\$2.57 Billion	\$5.12 Billion



SITE PLAN

Tenant	Suite #	Size (SF)
D.E.S	101	14,027
Donna's Title Service	107/109	2,000
Nick's TV Repair	117	1,200
Brookline College	135	46,480
Venom	1104/1108	6,070
Bikini Babes	1110	1,200
Animal Birth Control of Tucson	1112/1114	4,825
Ever Kut Salon	1116	698
Janet & Ray's Caribbean Soul Restaurant	5443	2,400
Little Caesars Pizza	5447	1,188
Affordable Auto	115	8,173
AVAILABLE (Sublease)	5441	18,000



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