

# CROSSROADS FESTIVAL | 4811 E. GRANT ROAD | TUCSON, AZ 85712



## RETAIL/OFFICE SPACE FOR LEASE



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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 End Cap  
Corner w/ Patio ±1,454 SF (Former Starbucks)  
combinable to ±2,848 SF  
Potential Restaurant Space

**Lease Rate:** From \$30.00 PSF + NNN

Retail Space: ±1,394 SF (Former Hair Salon)

**Lease Rate:** From \$20.00 PSF + NNN\*

Retail Space: ±1,910 SF

**Lease Rate:** From \$18.00 PSF + NNN\*

*\*NNN estimated at \$5.15 PSF*

Office Space: ±1,574 SF

**Lease Rate:** From \$16.00 Modified Gross

# PROPERTY FEATURES

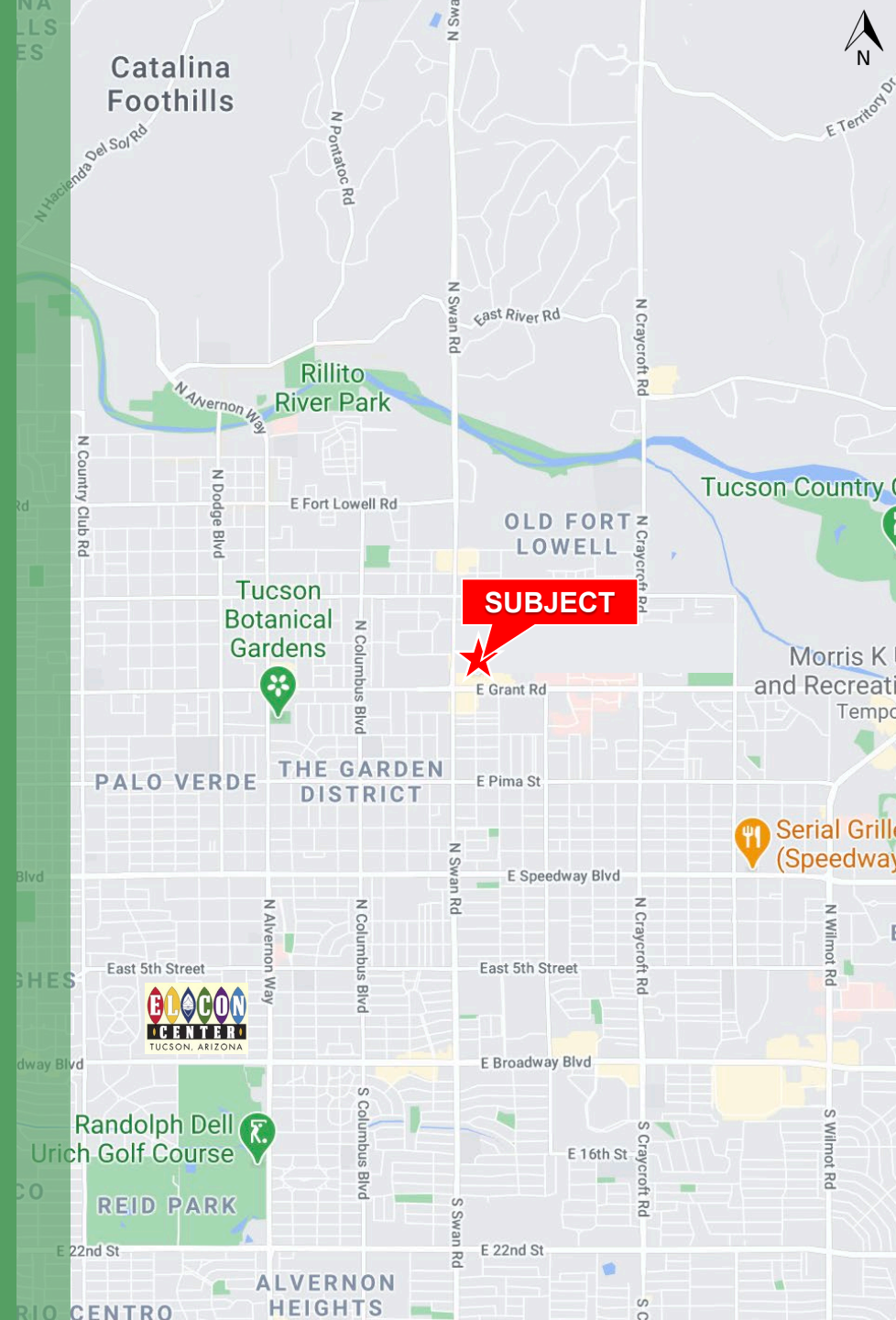
**Parking:** 9,510/1,000 SF

**Zoning:** C-2

**Total GLA:** 136,273 SF

# PROPERTY HIGHLIGHTS

- Tenants Include: Bed, Bath & Beyond, T-Mobile, Verizon Wireless, Panera Bread, Smashburger, Roadhouse Cinema, Grant Road Dentistry, and Fry's Food & Drug
- The premier community shopping center in Tucson
- Located at a signalized intersection
- Abundant parking



# AERIAL MAP



Swan Rd. 33,000 VPD (2012)

**AVAILABLE**  
±1,454 SF  
Corner End  
Cap w/  
Patio

**AVAILABLE**  
±1,574 SF  
2nd Floor Office

**AVAILABLE**  
±1,394 SF

**AVAILABLE**  
±1,910 SF



Grant Rd. (42,000 VPD 2014)

Tenant	Suite #	Size (SF)
Supercuts	103	1,532
Holistix	105	1,210
Papa Murphy's Pizza	107	1,300
Hapi Nails	109	1,300
<b>AVAILABLE (Former Starbucks)</b>	<b>113</b>	<b>1,454</b>
<b>AVAILABLE (Former Hair Salon)</b>	<b>115</b>	<b>1,394</b>
Alpha Graphics	117	2,700
United Healthcare	119	2,804
Grant Road Dental	121	3,183
Good Feet	125	2,286
Jenny Craig, Inc	127	1,268
Bed Bath and Beyond	131	36,518
Spectrum Kids Gym	141	4,418
Grasky Endurance	147	4,637
Marla Kopkie Salon	149	1,500
Roadhouse Cinemas	150	32,500
Fred Astaire Dance Studio	151	3,485
Anthony's Cigar	153	1,206
<b>AVAILABLE</b>	<b>155</b>	<b>1,910</b>
Zounds Hearing	156	1,302
Eileen's of Tucson	157	2,713
T-Mobile	161	3,523
Brightstar	255	2,678
Roadhouse Cinemas	259	1,153
Arizona Institute of Urology	261	2,983

Tenant	Suite #	Size (SF)
<b>AVAILABLE (Office Space)</b>	<b>262</b>	<b>1,574</b>
Fast Med Urgent Care	PAD	2,922
Mattress Firm	PAD	4,000
Verizon Wireless	PAD	4,000
Smashburger	PAD	2,300
Panera Bread	PAD	3,900
First Watch	PAD	4,807
Compass Bank	PAD	7,600



# DEMOGRAPHICS (2020)

	1 Mile	3 Mile	5 Mile
Population	16,540	102,995	279,551
Average Family income	\$54,513	\$65,103	\$64,071
Employees	11,878	63,457	166,808
Total Retail Expenditures	\$276 Million	\$2.3 Billion	\$5.1 Billion

