

# TUCSON PLACE

406 - 425 E. WETMORE RD. | 4885 N. FIRST AVE.



**AVAILABLE FOR LEASE, GROUND LEASE, SALE**



6298 E. Grant Rd., Suite #100  
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# AVAILABILITY

**In-Line Space:**    ±2,100 SF\*\*    \$18.00 PSF + NNN\*  
                             ±2,472 SF\*\*    \$18.00 PSF + NNN\*

\*NNN estimated at \$4.87 In-Line Space

\*\*Can be combined to ±4,572 SF

**Future Phase:**            Up to ±4,000 SF on ±35,645 SF of land.  
                                     Ground Lease or Purchase Opportunity.

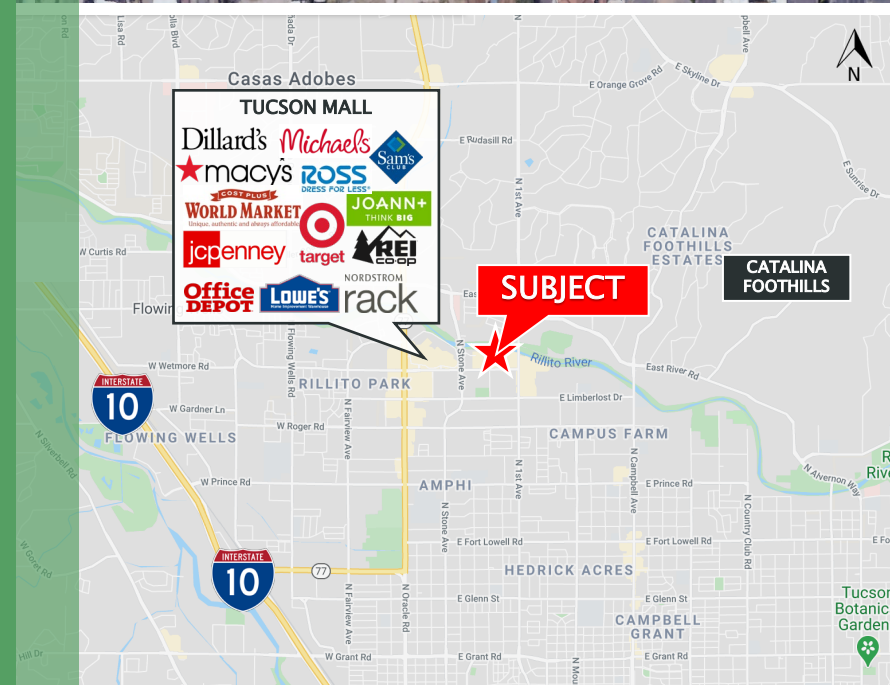
# PROPERTY FEATURES

Parking:    5.72/1,000 SF

Zoning:    C-3

# PROPERTY HIGHLIGHTS

- Prime Tucson Mall Trade Area
  - Landmark identity
  - Great visibility
  - Premier Center
  - Great signage
- Tucson Place tenants include:  
Wal-Mart, Best Buy, Office  
Max, Petco, Payless Shoes,  
Bealls Outlet, & more!



Tenant	Suite #	Size (SF)
<b>AVAILABLE</b>	<b>G-101</b>	<b>2,100</b>
<b>AVAILABLE</b>	<b>G-103/105</b>	<b>2,472</b>
Baja Fish	G-107	1,547
College Vapor	G-109	2,167
Subway	G-111	1,400
GameStop	G-113	1,531
Oasis Insurance	G-115	1,260
The UPS Store	G-117	1,260
Elegant Nails	G-119	1,263
Dream Dance	G-125	4,626
Enchanted Dragon	G-127	2,024
Aaron Rents	G-129-135	6,833
Wal-Mart	Bldg. M	86,922
Leased	H-101	3,057
Sally Beauty Supply	H-103	1,400
Cost Cutters	H-105	1,400
Shapes Eyebrow Threading	H-107	1,400
Slot Machine Store	H-109	1,843
Famous Footwear	L-101	11,422
Office Max	K-105	24,607
Petco	Bldg. L-1	14,508
Best Buy	Bldg. L	50,712
Heavenly Feet	J-101	1,668
Air National Guard	J-105	1,482
Nomico	J-109	1,423
Sew Perfectly	J-113	1,024
Ace Hardware	N-101	9,895
Bealls Outlet	N-151	18,000

Tenant	Suite #	Size (SF)
Liberty Tax Service	F-101	1,181
Miracle Ear	F-103	1,181
Asian Bistro	F-109	2,069
OLLI Learning Institute	F-113	5,070
Batteries Plus/Jerry's Cigars	PAD A	5,732
Arby's	PAD B	3,000
Church's Chicken	PAD D-1	1,800
Nhu Lan Vietnamese Cuisine	PAD D-2	2,660
Taco Bell	PAD E	2,750
<i>FUTURE PHASE: PAD Space. Ground Lease or Purchase</i>		





# DEMOGRAPHICS (2020)

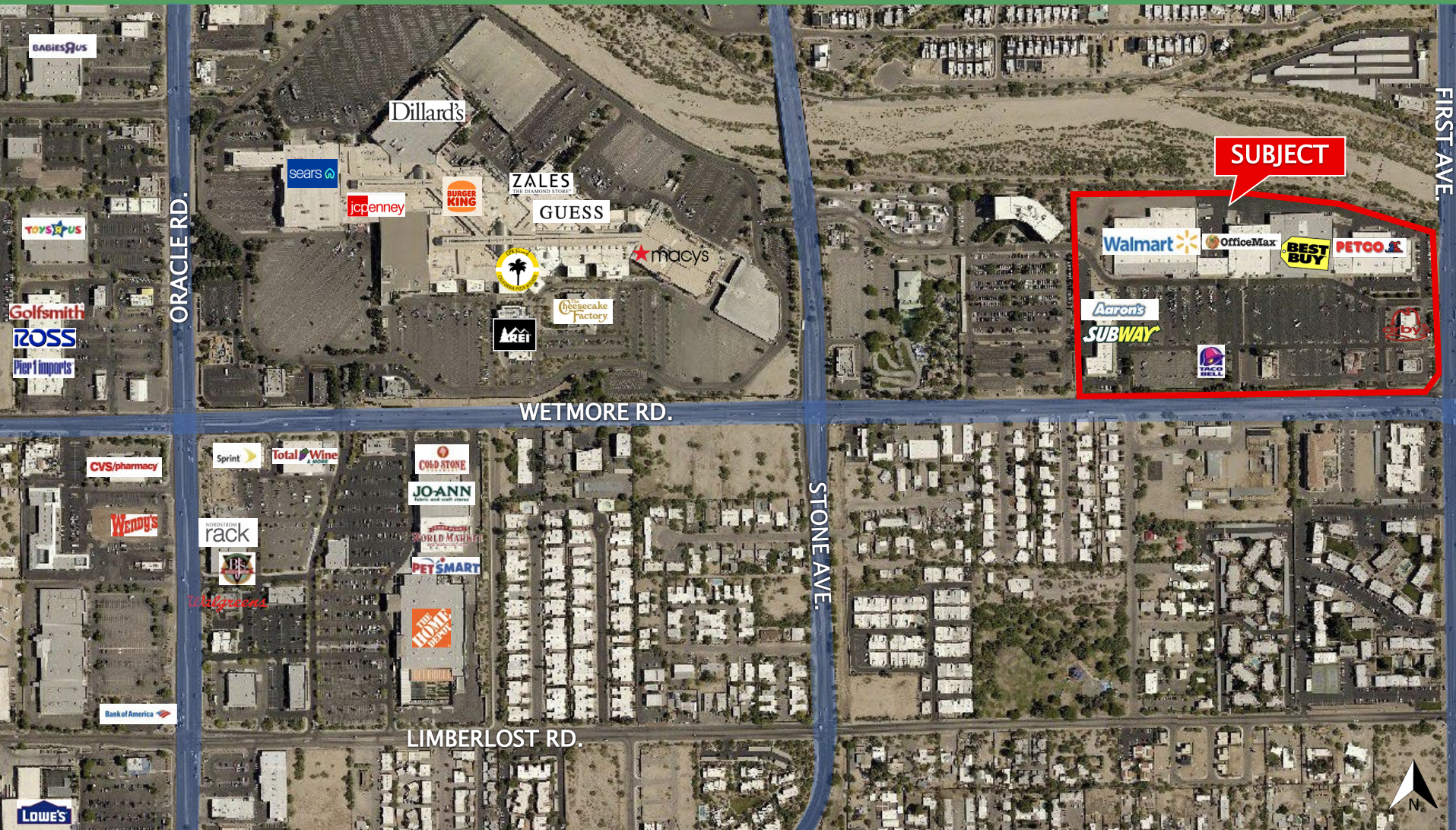
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	16,790	104,688	243,821
Average Family Income	\$53,621	\$62,386	\$68,403
Employees	12,536	49,010	155,148
Retail Expenditures	\$1 Billion	\$2.1 Billion	\$4 Billion

*Architectural Rendering of ±2,600 SF PAD Building With Drive-Thru*





# TRADE AREA MAP



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