

# FRONTIER VILLAGE

3933 E. PIMA STREET | TUCSON, AZ 85712



AVAILABLE 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 Space: **Suite 3917** - ±1,200 SF  
(Medical Office)\*

**Suite 3919** - ±1,500 SF\*

Lease Rate: From \$12.00 PSF + NNN\*\*

\*Can be combined to ±2,700 SF

\*\*NNN estimated at \$4.13 PSF

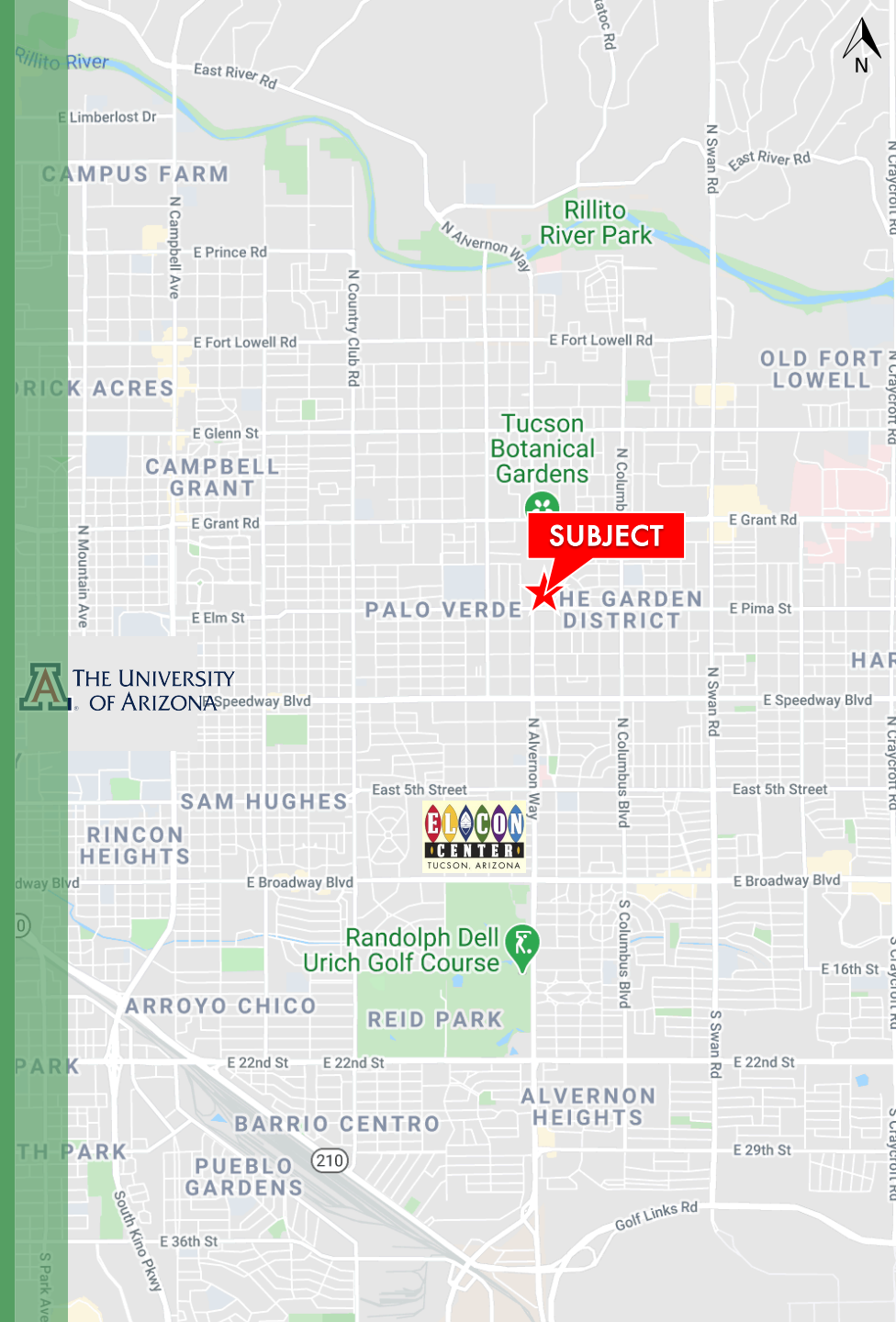
# PROPERTY FEATURES

Parking: 5.915/1,000 SF

Zoning: C-1

# PROPERTY HIGHLIGHTS

- Great visibility
- Signalized intersection
- Located In Central Tucson
- Easy ingress/egress
- Competitive lease rates



# AERIAL MAP



**COMBINABLE TO:**  
±2,700 SF

**AVAILABLE**  
±1,500 SF

**AVAILABLE**  
±1,200 SF  
(Medical Office)

Alverton Way (29,500 VPD 2014)

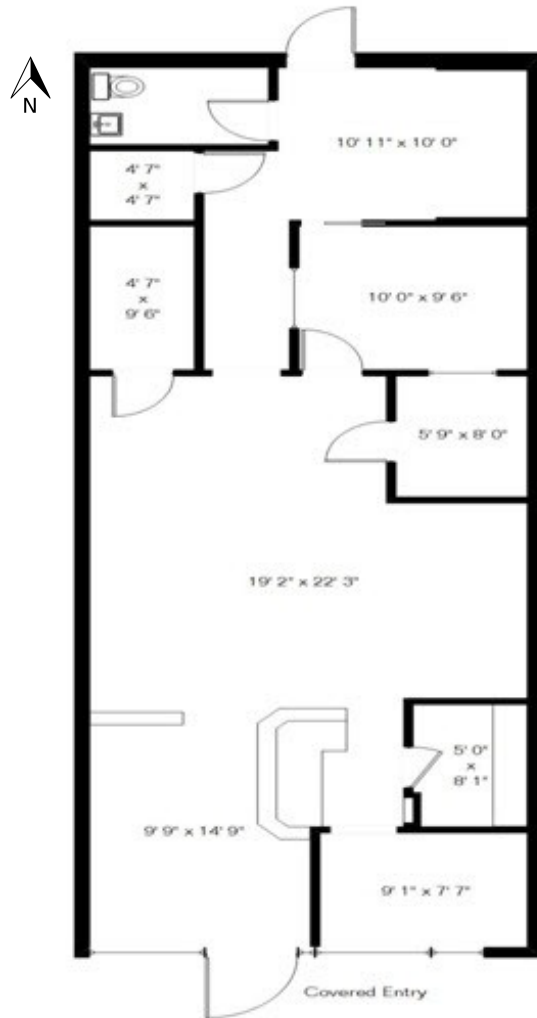
Pima St. (13,700 VPD 2013)



# FLOOR PLAN

## Suite 3917

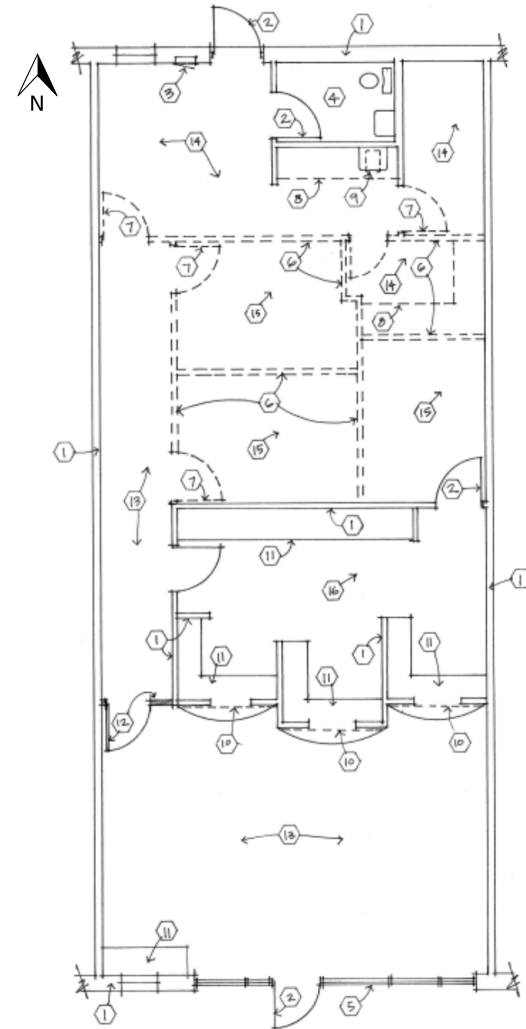
±1,200 SF (Medical Office)



\*NOT TO SCALE  
\*SUBJECT TO CHANGE

## Suite 3919

±1,500 SF



\*NOT TO SCALE  
\*SUBJECT TO CHANGE

# DEMOGRAPHICS (2020)

	1 Mile	3 Mile	5 Mile
Population	3,881	31,993	138,082
Average Family income	\$166,544	\$131,330	\$82,612
Employees	3,377	17,763	65,428
Total Retail Expenditures	\$124 Million	\$430 Million	\$2.5 Billion

Tenant	Suite #	Size (SF)
Tucson Touch Therapy	3903	3,043
National Guard	3911-3915	5,660
<b>AVAILABLE (Medical Office)*</b>	<b>3917</b>	<b>1,200</b>
<b>AVAILABLE *Combinable to ±2,700</b>	<b>3919</b>	<b>1,500</b>
Hayley's Beauty Salon	3921	900
Reliable Auto Parts	3933	4,982
La Mesa Tortilla	3923	1,200
Yoga Connection	3925-3929	2,700
Automotive Partners	3933	4,460
Laundromat	3933	2,250

