

76,000 SF 'BIG BOX' AJO & I-19 FOR LEASE

Fry's Anchored Shopping Center
3660 S 16th Avenue, Tucson, Arizona

Your Name Here

Exclusively represented by

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FEATURES

BUILDING SIZE	±76,000 SF (per assessor)
LEASE RATE	Contact Agent
ZONING	C-2 Tucson

HIGHLIGHTS

- Up to 76,000 SF available (will demise)
- Ceiling Height: 18'
- Visible to I-19 and Ajo Way
- Busy Fry's anchored shopping center
- Surrounding tenants include Chuze Fitness, Cactus Bowl, Boot Barn, Suvida Healthcare, Subway, and more
- Less than a mile from Tucson Spectrum
- Ample parking field (300+ spaces in front of vacancy, 1000+ spaces in the center)
- Grade and dock-level loading
- 100% HVAC

DEMOGRAPHICS

(2024 Estimates)

	1-MILE	3-MILES	5-MILES
Population	12,406	93,646	220,386
Avg Household Income	\$66,987	\$72,134	\$71,272
Total Employees	2,715	36,495	112,099

SOURCE: Applied Geographic Solutions/TIGER Geography, 11/2024

TRAFFIC COUNTS

INTERSTATE 19	85,318 AADT (2024)
AJO WAY	26,934 AADT (2024)

SOURCE: REGIS SITES USA 2025

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SUBJECT

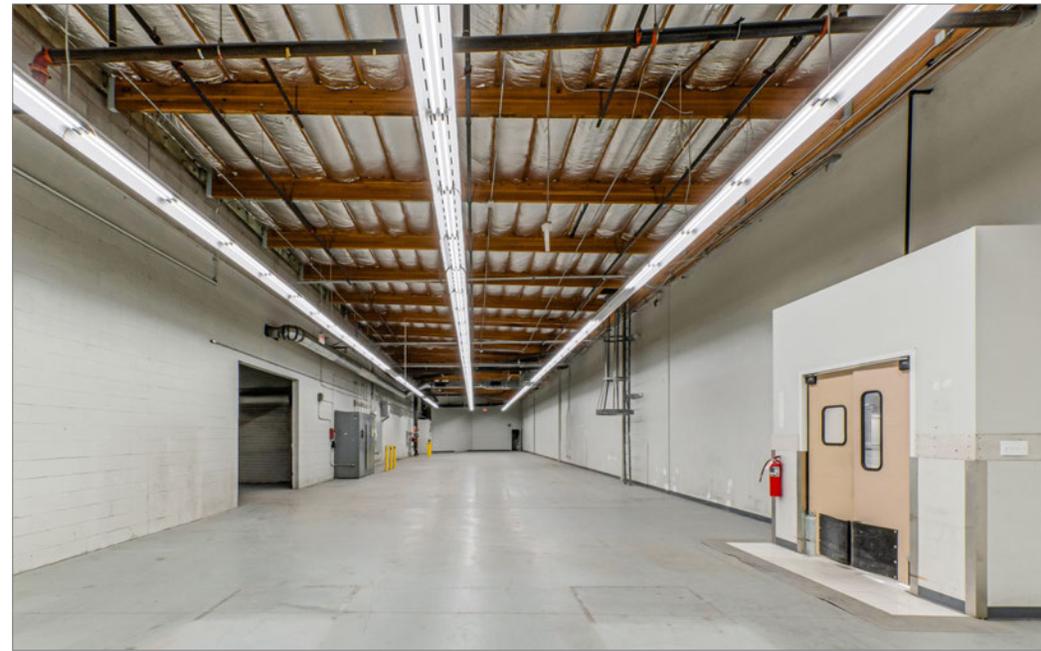
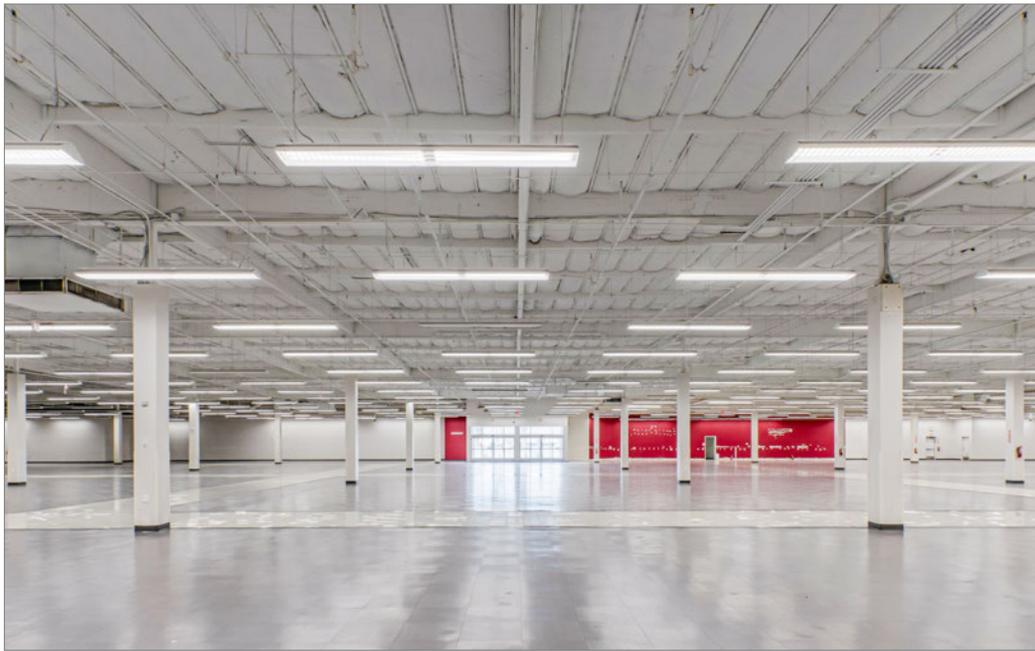


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