

FIRST/LIMBERLOST RETAIL/OFFICE DEVELOPMENT SITE

SWC of First Avenue and Limberlost Road

4101 North First Avenue, Tucson, AZ

- ±3.03 acres (131,897 SF), divisible
- C-1 Zoning, City of Tucson
- Call Agent for Pricing

Exclusively represented by

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Limberlost 4,760 AADT

SUBJECT

First Avenue 30,029 AADT

Courtesy of Google Earth | Image Landsat/Copernicus

The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale - for illustration only. All sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown are subject to modification by Landlord. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the property or adjacent areas.

DEMOGRAPHICS

(2024 Estimates)	1 Mile	3 Miles	5 Miles
Population	19,054	104,976	241,664
Avg HH Income	\$57,909	\$75,242	\$90,255
Total Employees	7,272	48,612	134,974

Source: Applied Geographic Solutions 5/2024, TIGER Geography

LA ENCANTADA

Catalina
Foothills

HIGHLIGHTS

- Tucson Mall trade area
- Close to affluent Foothills
- Major arterial to University of Arizona campus
- Amenities in near vicinity of restaurants, shopping and services
- Across from one of the top performing LA Fitness gyms in Tucson



TUCSON MALL





