

# HARD CORNER COMMERCIAL PAD

NWC of 22nd St & Pantano Rd

7889 E 22nd Street, Tucson, AZ

## AVAILABLE

Lease existing improvements,  
ground lease or build to suit

Land Size ±33,516 SF\*

Bldg Size ±561 SF\*

APN 134-14-020K & 134-14-020L

Zoning C-1 & RX-1\*

*\*per Assessor*

APN: 134-14-020L  
±13,512 SF

APN: 134-14-020K  
± 20,004 SF

C-1

RX-1

Pantano Road - 30,177 AADT

22nd Street - 49,409 AADT

## HIGHLIGHTS

- Highly visible hard corner at a signalized intersection
- Ideally positioned to serve the surrounding dense, higher-income population
- High traffic counts with over ±79,000 cars per day
- Large property size, curb cuts, and C-1 zoning provide development flexibility

Exclusively represented by

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**SUBJECT**

### DEMOGRAPHICS

(2020 Estimates)	1 Mile	3 Miles	5 Miles
Population	16,733	123,250	205,229
Avg. HH Income	\$53,450	\$61,545	\$66,697
Total Employees	4,891	37,122	81,284

Demographics Source: Applied Geographic Solutions/TIGER Geography, 04/2020  
Traffic Counts Source: REGIS SITES USA 2020