

# Reid Park Plaza – Endcap Retail Space for Lease

E of SEC of 22<sup>nd</sup> Street & Country Club Road  
3388 E 22<sup>nd</sup> St, Tucson



*Exclusively represented by*

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## FEATURES

AVAILABLE	1,400 SF*
LEASE RATE	Contact Agent
ESTIMATED NNN CHARGES	\$4.83 Per SF*
ZONING	C-1 Tucson

\*SOURCE: Per Owner

## HIGHLIGHTS

- Excellent visibility and access
- Fronting 22<sup>nd</sup> Street, a major east/west arterial
- Located in a densely populated trade area
- Directly across the street from Reid Park and Reid Park Zoo
- Monument signage

## DEMOGRAPHICS

(2025 Estimates)

	1-MILE	3-MILES	5-MILES
Population	10,703	97,776	303,986
Avg Household Income	\$75,568	\$75,712	\$72,129
Total Employees	3,640	66,567	164,962

SOURCE: Applied Geographic Solutions/TIGER Geography, 11/2025

## TRAFFIC COUNTS

22 <sup>nd</sup> STREET	36,269 AADT
COUNTRY CLUB ROAD	14,089 AADT

SOURCE: Pima Association of Governments 2025



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22<sup>nd</sup> Street 36,269 AADT

5 POINTS BIKES

THE PURPLE PENGUIN:  
INSIDE TUCSON'S  
LOCAL VINTAGE CANDY STORE

INDUSTRIAL SHOEWORKS  
BOOTS & SHOES THAT WORK

SUBJECT



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AERIAL

