

RETAIL SPACE FOR LEASE - NEW INTERIOR

Craycroft Road and 5th Street
5450 E 5th Street, Tucson, Arizona 85711



Exclusively represented by

ANDREAS CASTILLO
acastillo@volkco.com
520.495.3220

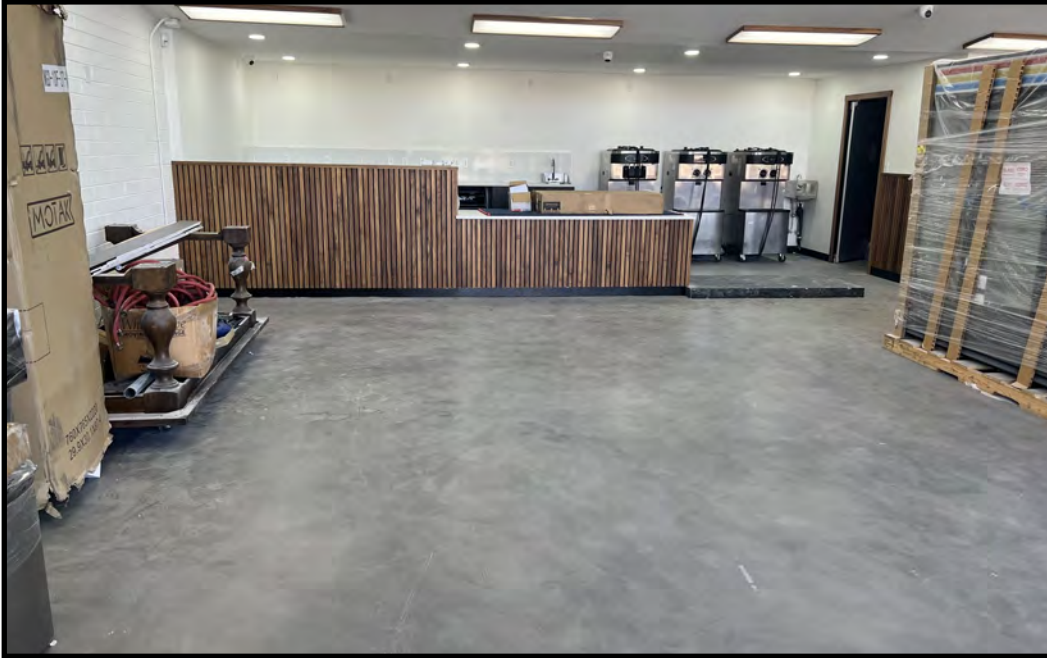
JOEY CASTILLO
jcastillo@volkco.com
520.495.2234

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 projected income or expenses, tenant and financial data, sizes, dimensions, property lines, zoning boundaries, and locations of buildings, parking, entrances and other improvements are approximate only and must be independently verified by buyer or tenant. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas.

RETAIL SPACE FOR LEASE - NEW INTERIOR

Craycroft Road and 5th Street

5450 E 5th Street, Tucson, Arizona 85711



FEATURES

BUILDING SIZE	±1,500 SF* (per owner)
LEASE RATE	\$3,000 per month modified gross
ZONING	C-1 Tucson

HIGHLIGHTS

- Excellent midtown location
- Monument signage available!
- Renovated interior
- New plumbing fixtures and countertops
- 48,000 cars per day at the intersection
- Strong daytime population
- Built out for a limited food use
- Open floor plan works well for a variety of uses

DEMOGRAPHICS 1-MILE 3-MILES 5-MILES

(2024 Estimates)

Population	13,872	116,558	268,729
Avg Household Income	\$75,079	\$75,641	82,784
Total Employees	15,684	59,706	119,685

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

TRAFFIC COUNTS

5TH STREET	16,153 AADT (2023)
CRAYCROFT ROAD	32,080 AADT (2024)

SOURCE: Pima Association of Governments

RETAIL SPACE FOR LEASE - NEW INTERIOR

Craycroft Road and 5th Street
5450 E 5th Street, Tucson, Arizona 85711



