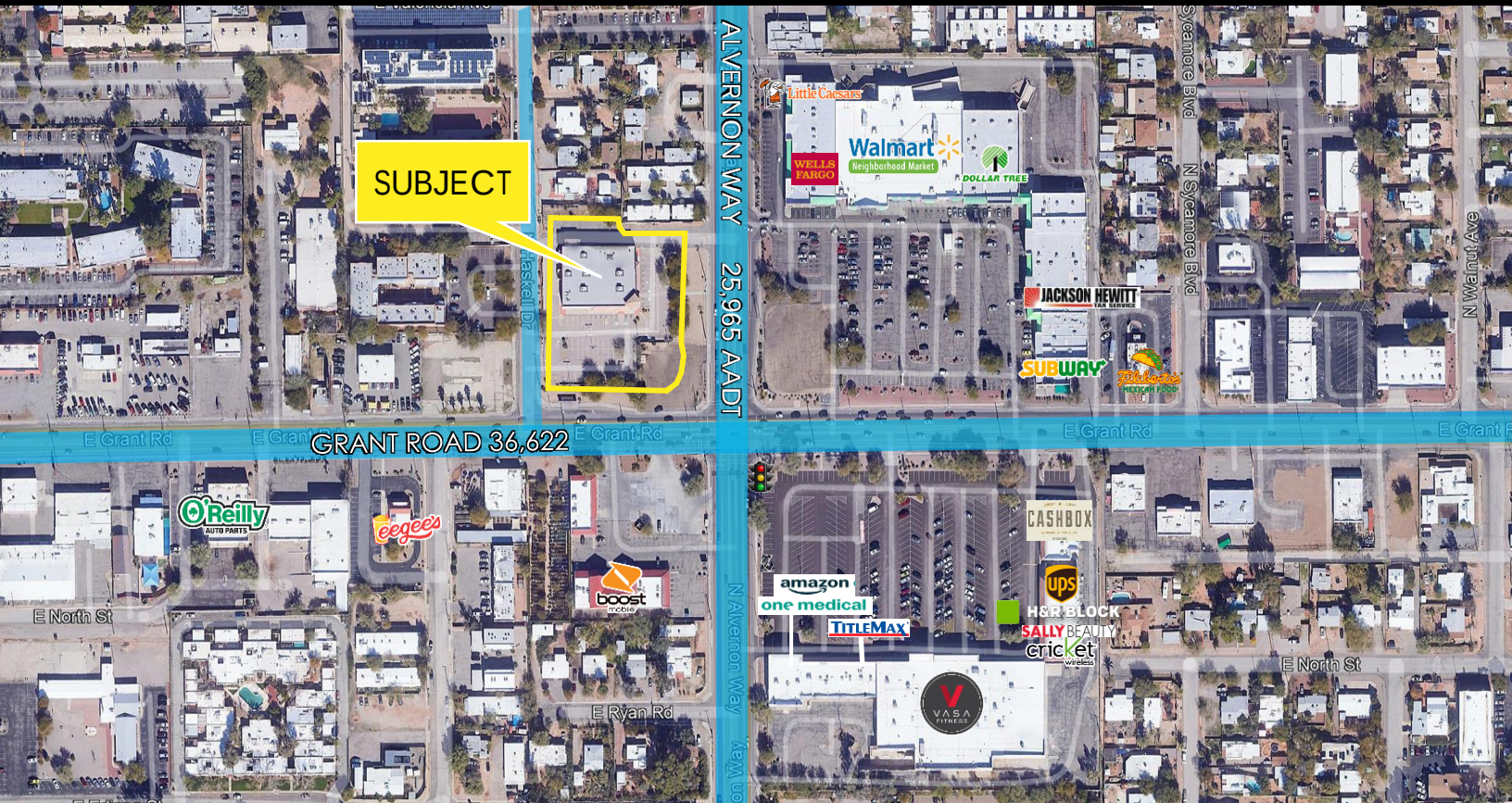


FORMER WALGREENS FOR SALE

2415 N ALVERNON WAY

NWC Grant Road & Alvernon Way, Tucson



FEATURES

ADDRESS	2415 N Alvernon Way
BUILDING SIZE	±13,650 SF (per COT architect)
LAND SIZE	±70,599 SF (per Assessor)
SALE PRICE	Contact Agent
ASSESSOR PARCEL	111-08-164F
PROPERTY TAXES (2024)	\$29,486.77
ZONING	C-1, City of Tucson

Join Walmart, Dollar Tree, Subway, Wells Fargo, Little Caesars, O'Reilly Auto Parts, Vasa Fitness, TitleMax, Sally Beauty, One Medical, and more...

Exclusively represented by

DEBBIE HESLOP, CCIM

dheslop@volkco.com | 520.495.2235

HIGHLIGHTS

- Located at a signalized intersection of Grant Road and Alvernon Way
- Prominent location at one of Tucson's busiest intersections in Central Tucson
- Built in 2003
- Ample parking
- Access from Alvernon Way, Grant Road, and Haskel Dr.

DEMOGRAPHICS

(2024 Estimates)

	1-MILE	3-MILES	5-MILES
Population	21,819	116,309	276,211
Avg Household Income	\$60,872	\$79,328	\$80,672
Total Employees	4,426	62,297	154,845

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

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 above 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. 4/21/2025

FORMER WALGREENS FOR SALE

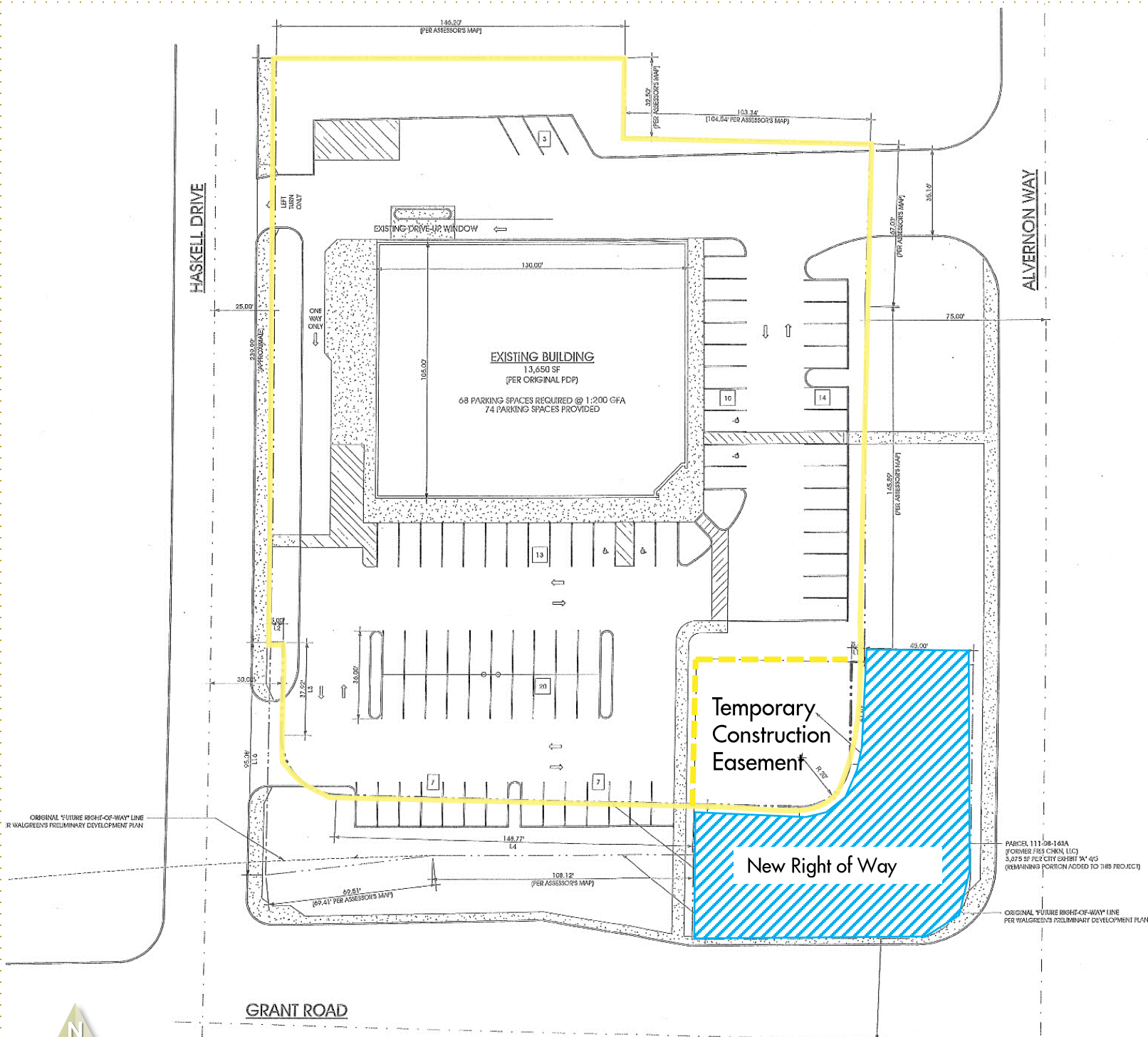
2415 N ALVERNON WAY
NWC Grant Road & Alvernon Way

TRAFFIC COUNTS

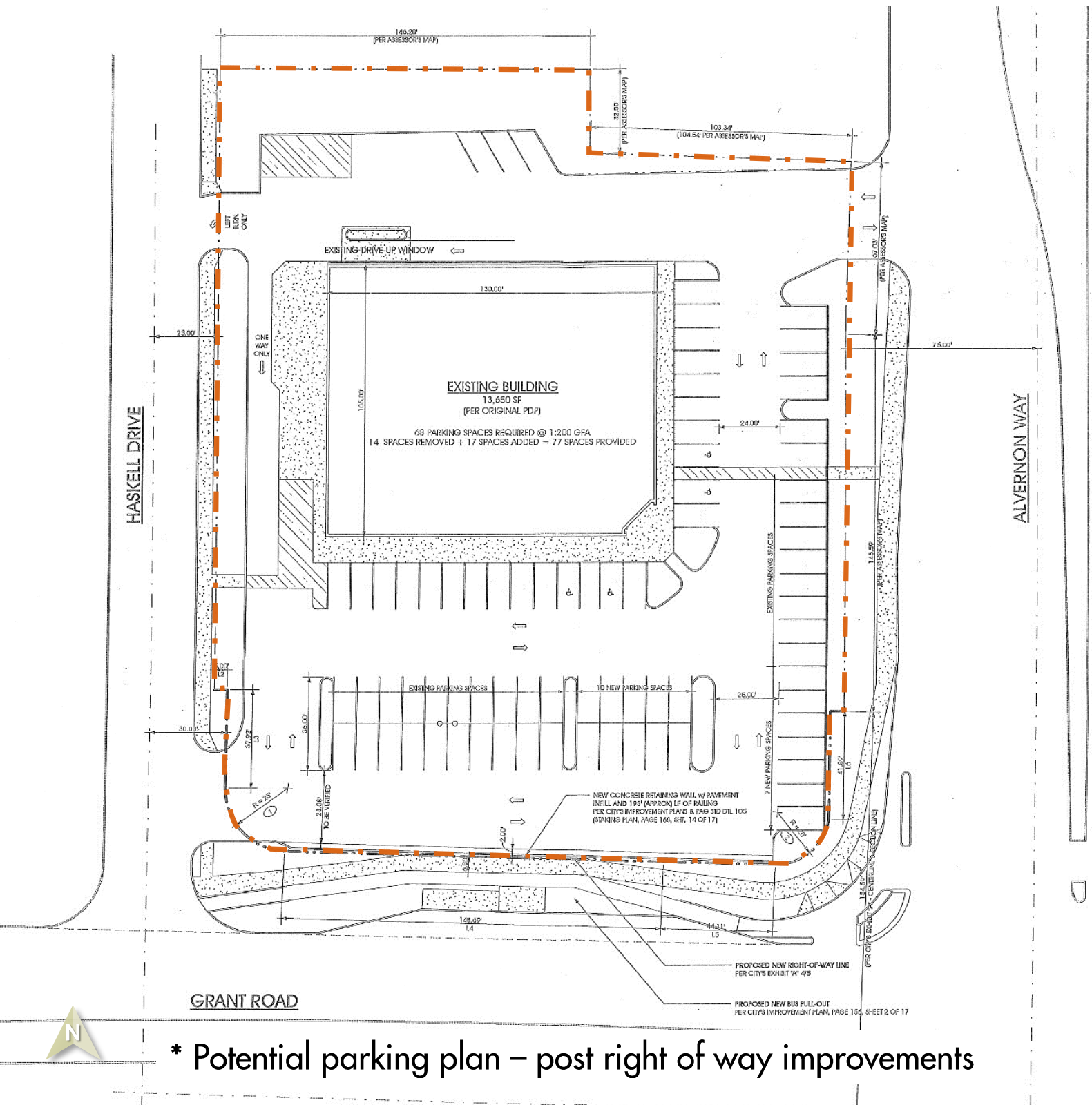
ALVERNON WAY	25,965 AADT
GRANT ROAD	36,622 AADT

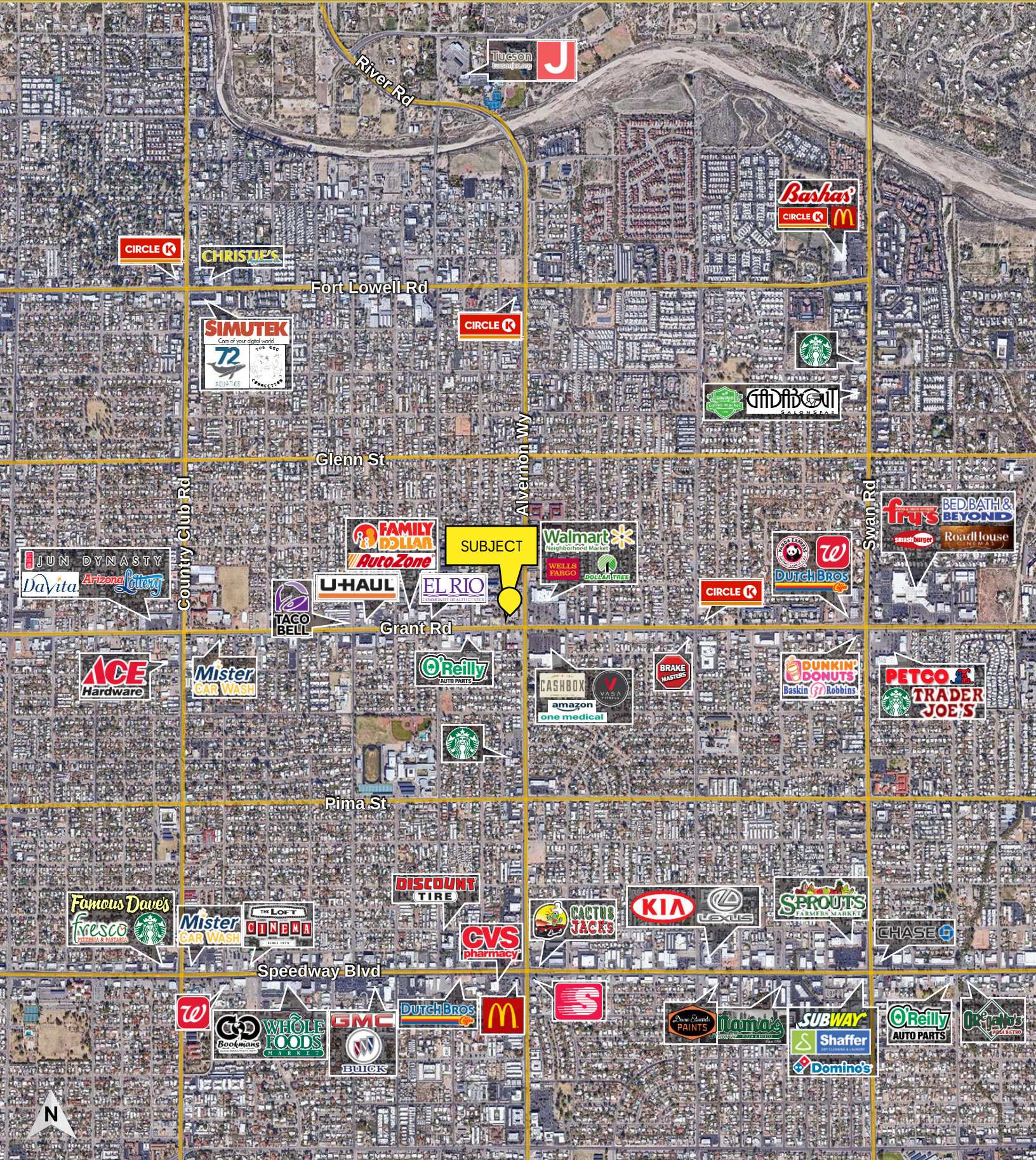
SOURCE: regis.sitesusa / Inrix 11/2024





PROPOSED GRANT ROAD IMPROVEMENTS SITE PLAN *





RECORD MAP
CATALINA FARMS ANNEX
BLOCKS 001-002

DETAIL No. 1

ALL

