

EAST TUCSON RETAIL SPACE FOR LEASE

Plaza 22

7401-7475 E 22nd Street, Tucson



Exclusively represented by

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AVAILABLE

| SUITE | SIZE | RENTAL RATE (ANNUAL) |
|----------------------------|------------|----------------------|
| 7427 (Former Hair Salon) | ±1,200 SF | \$16.00 PSF, NNN |
| 7429 | ± 1,000 SF | \$16.00 PSF, NNN |
| 7475 (Free Standing Bldg.) | ±2,680 SF | \$16.50 PSF, NNN |
| NNN CHARGES | \$5.50 PSF | |

HIGHLIGHTS

- Located in a densely populated trade area
- Excellent visibility from a signalized intersection
- Ample parking and easy access
- Strong daytime employment
- Fronting 22nd Street, a major east/west arterial

DEMOGRAPHICS

(2024 Estimates)

| | 1-MILE | 3-MILES | 5-MILES |
|----------------------|----------|----------|----------|
| Population | 16,337 | 123,177 | 216,382 |
| Avg Household Income | \$76,585 | \$85,834 | \$94,246 |
| Total Employees | 5,606 | 40,164 | 78,311 |

SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2024

TRAFFIC COUNTS

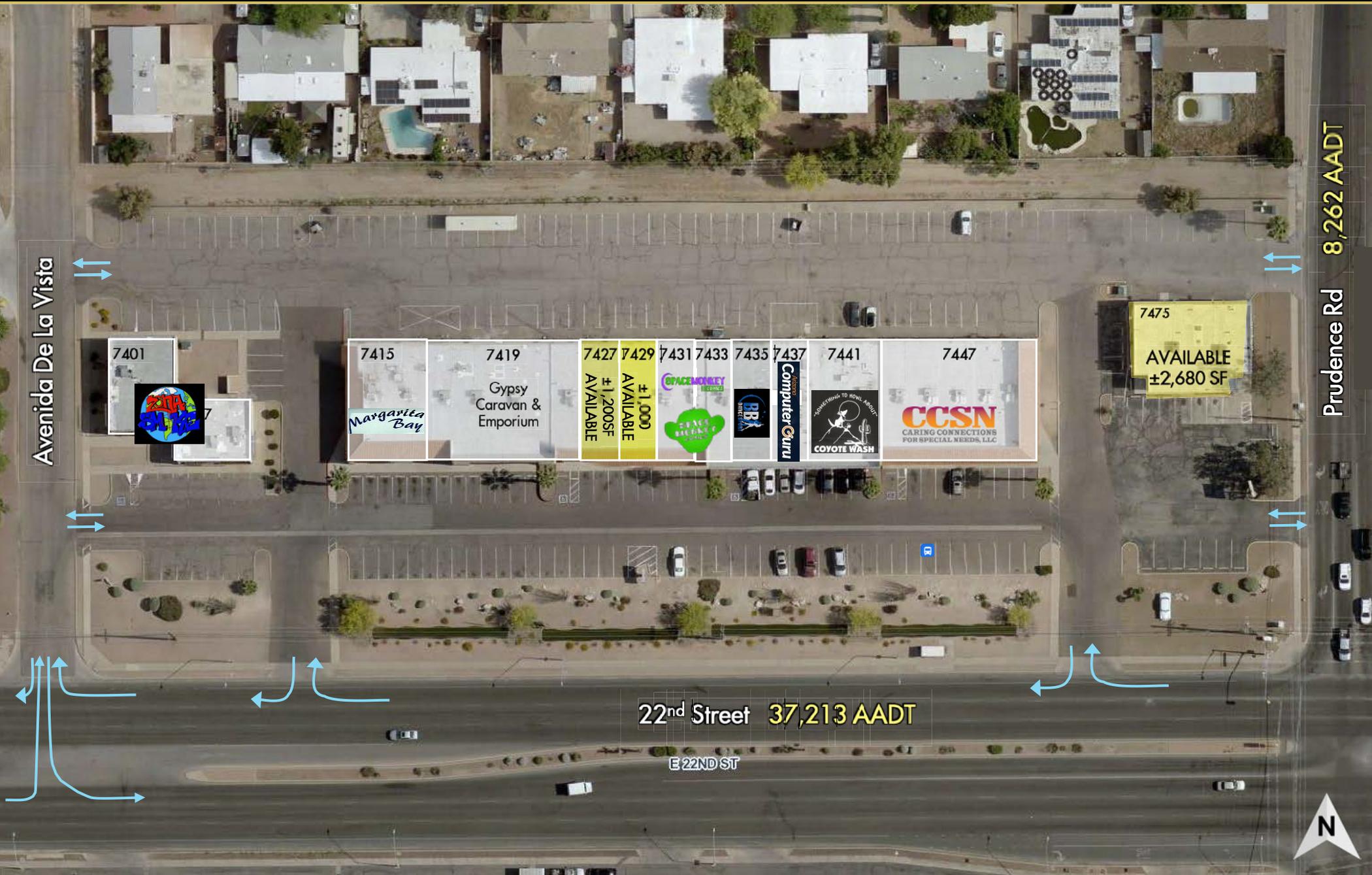
| | |
|-------------------------|--------------------|
| 22 ND STREET | 37,213 AADT (2023) |
| PRUDENCE ROAD | 8,262 AADT (2023) |

SOURCE: Pima Association of Governments

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Avenida De La Vista

Prudence Rd 8,262 AADT

22nd Street 37,213 AADT

E 22ND ST



7401



7415

Margarita Bay

7419

Gypsy Caravan & Emporium

7427

AVAILABLE
±1,200SF

7429

AVAILABLE
±1,000



7431



7433



7435



7437



7441



7447

CCSN
CARING CONNECTIONS
FOR SPECIAL NEEDS, LLC

7475

AVAILABLE
±2,680 SF

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