

FOOTHILLS PLAZA RETAIL/OFFICE FOR LEASE

1,200 -1,428 SF | Project Renovation Planned
4751 N 1st Ave, just south of River/1st, Tucson, Arizona

Planned Exterior
Renovation
Fall 2026

Exclusively represented by

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* Artistic rendering. Final construction may vary. Subject to change without notice.

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.

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AVAILABLE

SUITE SIZE ±1,200 SF

SUITE SIZE ±1,428 SF

LEASE RATE Contact Agent

HIGHLIGHTS

- Located at the base of the Foothills along the 1st Avenue corridor
- Within the Tucson Mall trade area
- Strong traffic counts and daytime population
- Multiple access points

DEMOGRAPHICS <i>(2025 Estimates)</i>	1-MILE	3-MILES	5-MILES
Population	11,239	94,998	232,283
Avg Household Income	81,407	82,803	89,330
Total Employees	4,771	42,833	117,354

SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2025

TRAFFIC COUNTS

1ST AVENUE 27,824 AADT

RIVER ROAD 32,874 AADT

SOURCE: REGIS SITES USA 2025

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TUCSON MALL



SUBJECT

DENTAL CENTER



SOL FLOWER



RILLITO-PARK

1ST AVENUE 27,824 AADT

RIVER ROAD 32,874 AADT



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