

OXFORD PLAZA - SHOPS FOR LEASE

NEC of 22nd & Wilmot
6383 E 22nd Street, Tucson AZ



LAST TWO
SHOPS AVAILABLE
1,500 SF Endcap
1,200 SF Inline

Exclusively represented by

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FEATURES

AVAILABLE	±1,500 SF - ENDCAP ±1,200 SF
LEASE RATE	Contact Agent

HIGHLIGHTS

- Anchored by CAL Ranch
- Across the street from Tucson's largest auto dealership
- Prominent, signalized intersection with great access from any direction (over 70,000 vehicles per day)
- Densely populated trade area
- One mile away from Park Place Mall
- C-1 and C-2 zoning

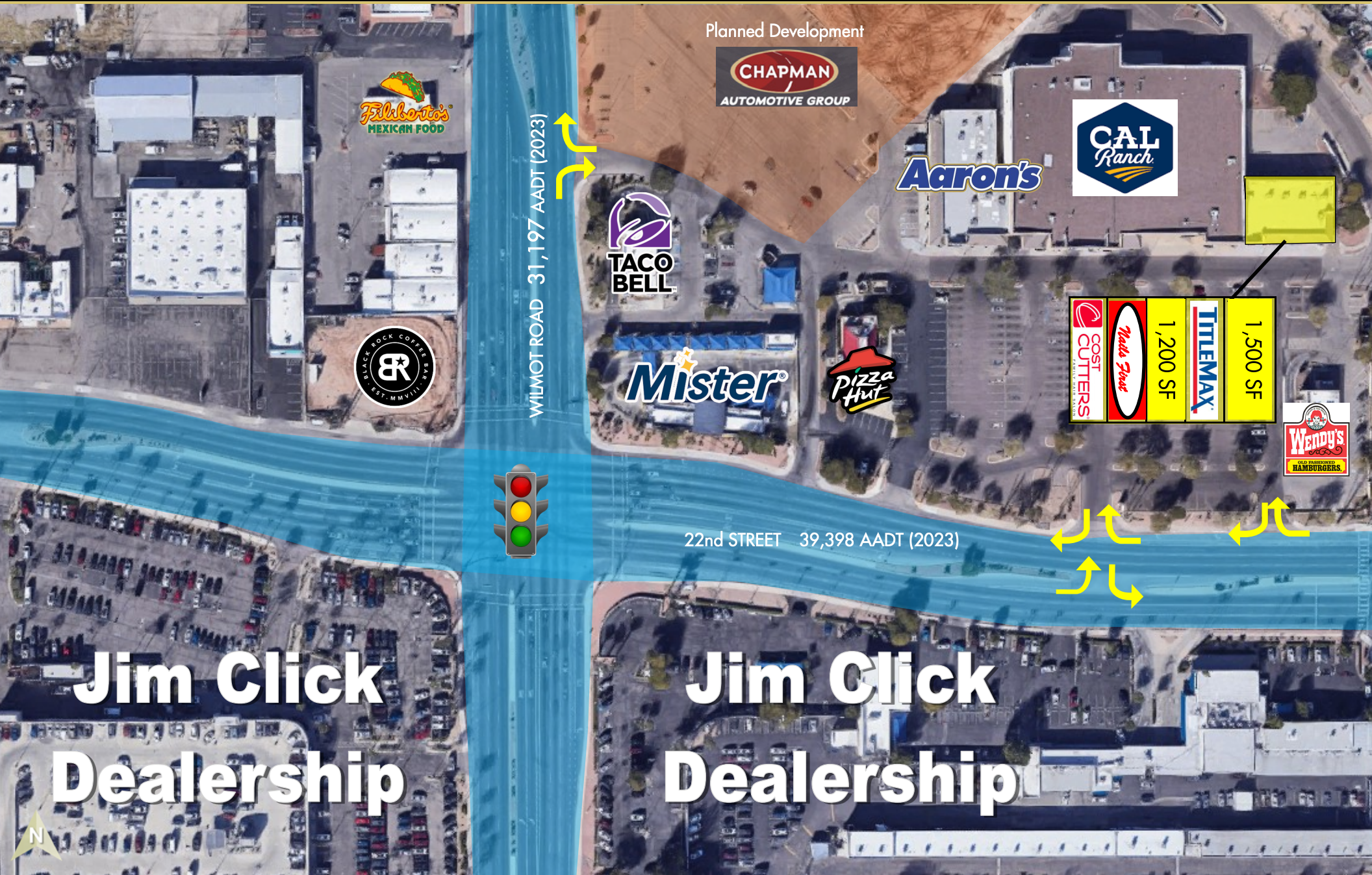
DEMOGRAPHICS (2024 Estimates)	1-MILE	3-MILES	5-MILES
Population	14,585	119,503	241,876
Avg Household Income	\$79,035	\$73,614	\$87,020
Total Employees	3,841	47,897	95,902

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

TRAFFIC COUNTS

22nd STREET	39,398 AADT (2023)
WILMOT	31,197 AADT (2023)

SOURCE: Pima Association of Governments 01/2025



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