

## RETAIL/INDUSTRIAL SPACE FOR LEASE

### Valencia Commerce Center 225 E Valencia Road, Tucson



*Exclusively represented by*

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### HIGHLIGHTS

- Newly renovated suites
- Excellent visibility with Valencia Road frontage
- Easy access and plenty of parking
- Dense surrounding population and strong daytime employment
- Situated between I-19 and the Tucson International Airport

### AVAILABLE

| SUITE   | SIZE**   | RENTAL RATE (ANNUAL) |
|---------|----------|----------------------|
| 150     | 1,281 SF | \$12 SF, NNN         |
| 135-140 | 3,000 SF | \$16 SF, NNN         |

Estimated NNN charges \$4.77 SF

### DEMOGRAPHICS

(2022 Estimates)

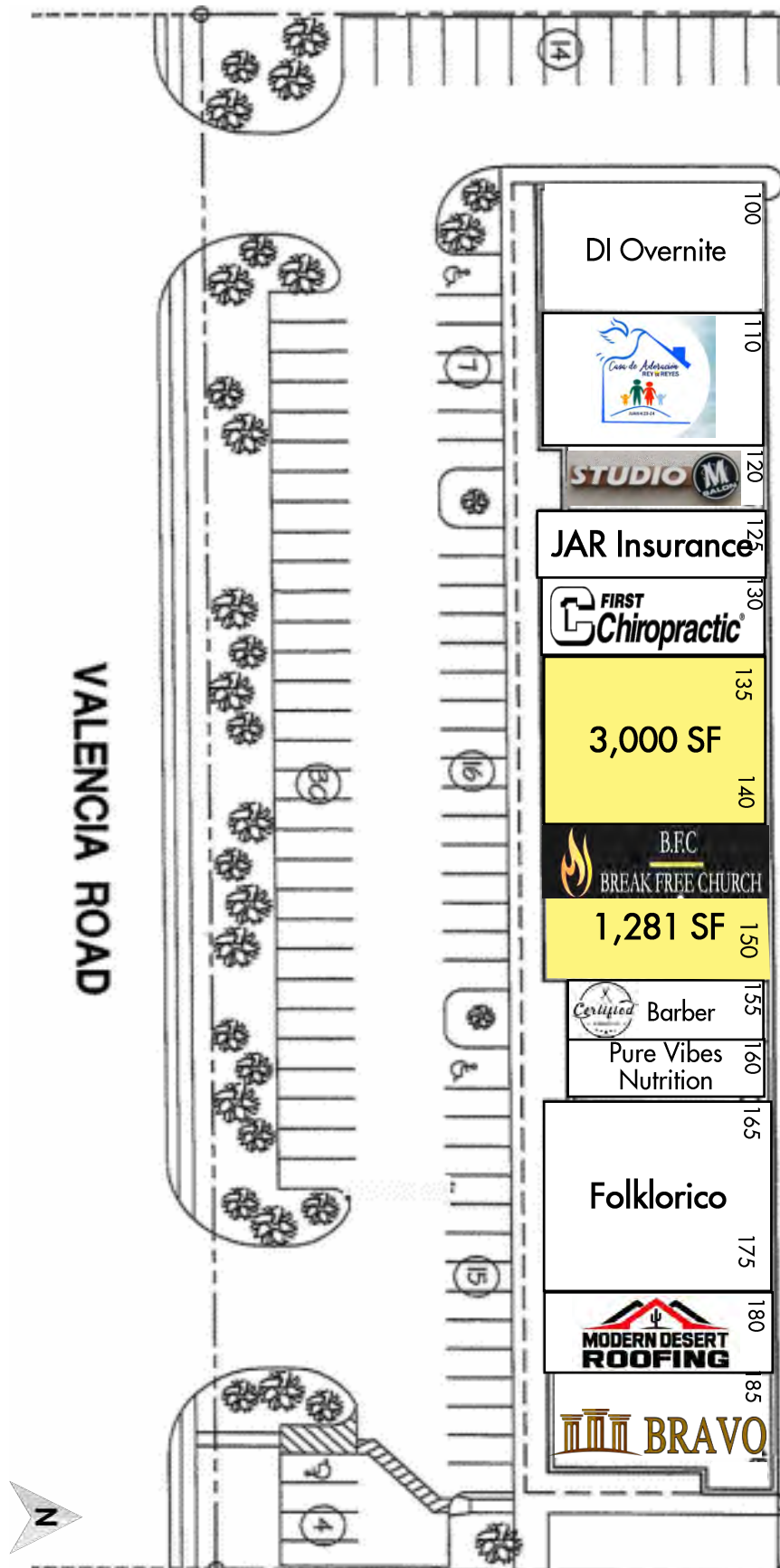
|                      | 1-MILE   | 3-MILES  | 5-MILES  |
|----------------------|----------|----------|----------|
| Population           | 16,674   | 86,550   | 161,417  |
| Avg Household Income | \$48,199 | \$54,476 | \$58,267 |
| Total Employees      | 2,064    | 36,226   | 70,252   |

SOURCE: Applied Geographic Solutions/TIGER Geography, 6/2022



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**SITE PLAN**



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