

VALENCIA MERCADO

Retail for Lease

NEC Valencia & 12th Ave, Tucson, Arizona



FEATURES

AVAILABLE SIZE	SPACE
±1,500 SF	Retail Space
±1,800 SF*	Retail Showroom
±2,640 SF*	Retail Showroom (Do not disturb tenant)
*Contiguous spaces can be combined up to ±4,440 SF	
LEASE RATE	Contact Agent
NNN CHARGES	Contact Agent

DEMOGRAPHICS (2024 Estimates)	1-MILE	3-MILES	5-MILES
Population	15,360	81,958	155,828
Avg Household Income	\$68,984	\$73,925	\$76,242
Total Employees	2,246	27,228	55,825

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

Owner/Agent: Arizona licensed real estate agent(s) or broker(s) at Volk Company have an ownership interest in this property.

HIGHLIGHTS

- In the heart of the strong southwest Tucson trade area
- Top-performing Food City draws heavy foot traffic
- One half mile from high-traffic Interstate 19, offering direct access to residents of southern Arizona communities and Mexico
- Active tenant mix with successful retailers and restaurants

TRAFFIC COUNTS

VALENCIA ROAD	40,770 AADT
12 TH AVENUE	13,447 AADT

SOURCE: Regis/sitesUSA 2024

Exclusively represented by

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SITE PLAN



AVAILABLE SUITES

SUITE	TENANT	SIZE
418-426	USA Pawn	±5,460 SF
428	Food City	±32,807 SF
432	Peter Piper Pizza	±4,900 SF
436-438	AVAILABLE (TNT Fashions)	±2,640 SF
440-442	AVAILABLE	±1,800 SF
444	Freeway Insurance	±1,220 SF
446	Blessings Barbershop	±1,180 SF

SUITE	TENANT	SIZE
448	Cricket	±1,200 SF
450	Jackson Hewitt	±1,200 SF
452	L'Amour Nails	±900 SF
454	AVAILABLE	±1,500 SF
6445-101	Subway	±1,600 SF
6445-151	7 PLUS Agua	±1,200 SF



