

SUBJECT
PROPERTY

SUBLEASE OPPORTUNITY

14,560 SF Former Walgreens with Excellent Hard Corner Exposure, Situated in a High-Traffic Location Close to Essential Amenities and Major Transportation Routes.

525 W VALENCIA RD, TUCSON, AZ

±14,560 SF
BUILDING SIZE

12/31/2026
TERM END DATE



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	15,452	80,372	153,866
MEDIAN AGE	32.8	33.3	33.5
AVG HH INCOME	\$65,676	\$69,767	\$71,868

FOR SUBLEASE

*Adjacent retail tenants include
Food City, Dollar Tree,
AutoZone & McDonalds*

14,560 SF building available

Excellent hard corner visibility

High traffic counts along Valencia with more
than $\pm 63,000$ VPD at the intersection

Located just $\frac{1}{2}$ mi east of major Interstate I-19

Term end date 12/31/26

\$10.00

LEASE RATE PER
SQUARE FOOT

6 MIN

DRIVE TO TUCSON
INTL AIRPORT

TRASK SWITZENBERG

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TIM HURLEY

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