

# CORONADO PLAZA SHOPPING CENTER

515-615 E Grant Rd,  
Tucson AZ 85705



## JUNIOR ANCHOR SPACE FOR LEASE



6298 E. Grant Rd., Suite #100  
Tucson, AZ 85712  
P: 520.296.0200  
F: 520.296.1571  
[www.larsenbaker.com](http://www.larsenbaker.com)

**Isaac Figueroa, CCIM, SIOR**  
Principal, Vice President  
520.296.0200 x218  
[isaac@larsenbaker.com](mailto:isaac@larsenbaker.com)

*Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen - Designated Broker - Owner/Agent.*

# Potentially Available

**Spaces:** Junior Anchor  $\pm$  12,675 SF\*

Suite 131  $\pm$  1,113 SF

NNN~\$6.30

\*Contact Broker For More Information

## PROPERTY FEATURES

Zoning: C-1

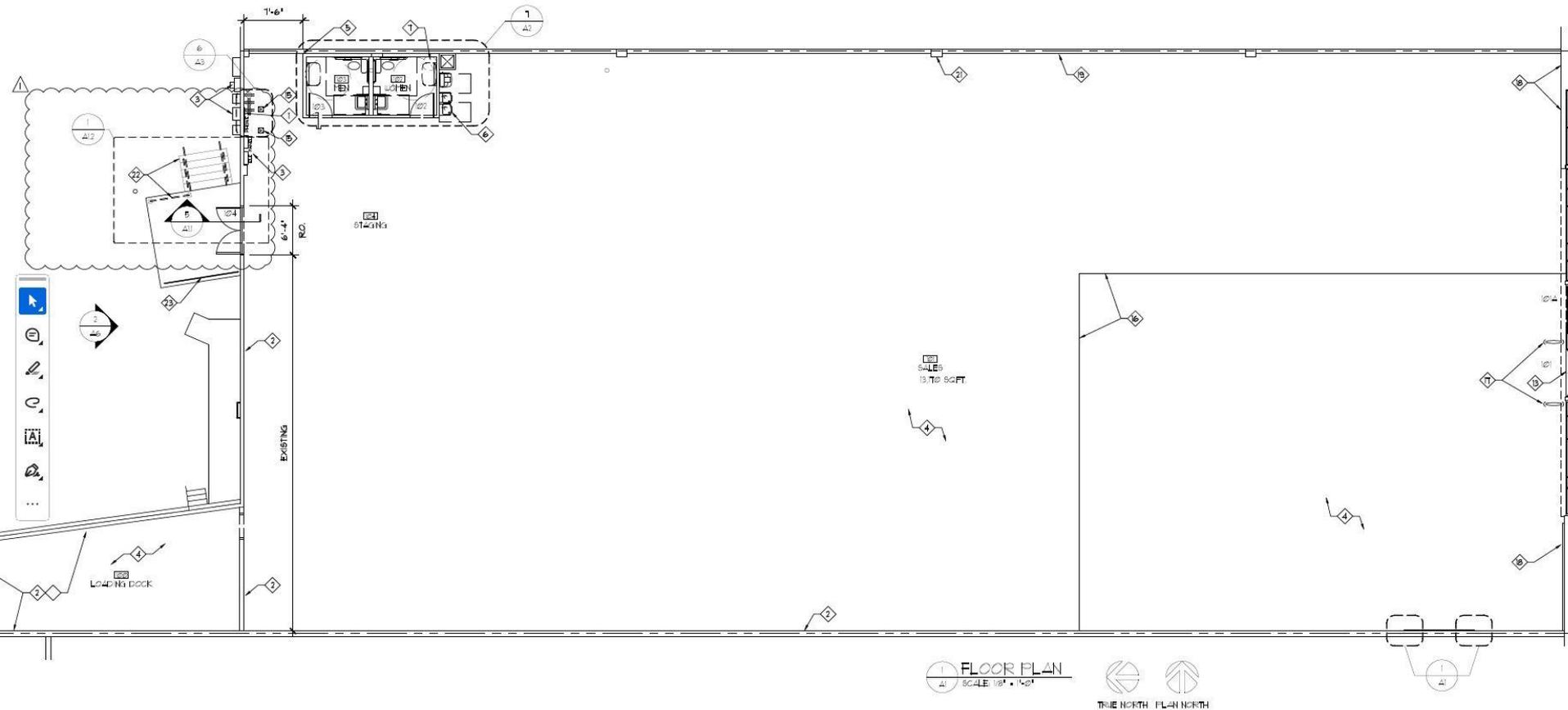
Area: 12,675 SF

## PROPERTY HIGHLIGHTS

- Anchored by 57,900 SF Fry's Food & Drug Store
- Proximity to the University of Arizona
- Dense population in the surrounding area
- 76,413 vehicles/day (Grant & 1st Ave Combined)
- High ceilings
- Column free and loading docks available



# Floor Plan – Junior Anchor



6298 E. Grant Rd., Suite #100  
Tucson, AZ 85712  
P: 520.296.0200 / F:  
520.296.1571  
[www.larsenbaker.com](http://www.larsenbaker.com)

**Isaac Figueroa, CCIM, SIOR**  
Principal, Vice President  
520.296.0200 x218  
[isaac@larsenbaker.com](mailto:isaac@larsenbaker.com)

*Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen – Designated Broker – Owner/Agent.*

# AERIAL MAP



**SUBJECT**

**fry's** **five BELOW**  
**SUBWAY**

**O'Reilly**  
AUTO PARTS

**DOLLAR TREE** **McDonald's**  
**BLACK ROCK**  
COFFEE BAR

**Banner**  
University Medical Center  
Tucson

**PimaCommunityCollege**

**UNIVERSITY OF ARIZONA**



6298 E. Grant Rd., Suite #100  
Tucson, AZ 85712  
P: 520.296.0200 / F:  
520.296.1571  
[www.larsenbaker.com](http://www.larsenbaker.com)

**Isaac Figueroa, CCIM, SIOR**  
Principal, Vice President  
520.296.0200 x218  
isaac@larsenbaker.com

*Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen – Designated Broker – Owner/Agent.*

# AERIAL MAP



6298 E. Grant Rd., Suite #100  
Tucson, AZ 85712  
P: 520.296.0200 / F:  
520.296.1571  
[www.larsenbaker.com](http://www.larsenbaker.com)

**Isaac Figueroa, CCIM, SIOR**  
Director of Leasing and Sales  
520.296.0200 x218  
[isaac@larsenbaker.com](mailto:isaac@larsenbaker.com)

*Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen - Designated Broker - Owner/Agent.*

# DEMOGRAPHICS (2024)

	5 Minutes	10 Minutes	15 Minutes
<b>Population</b>	40,244	148,956	330,154
<b>Average Household Income</b>	\$52,390	\$64,121	\$75,443
<b>Employees</b>	18,322	132,240	241,075

