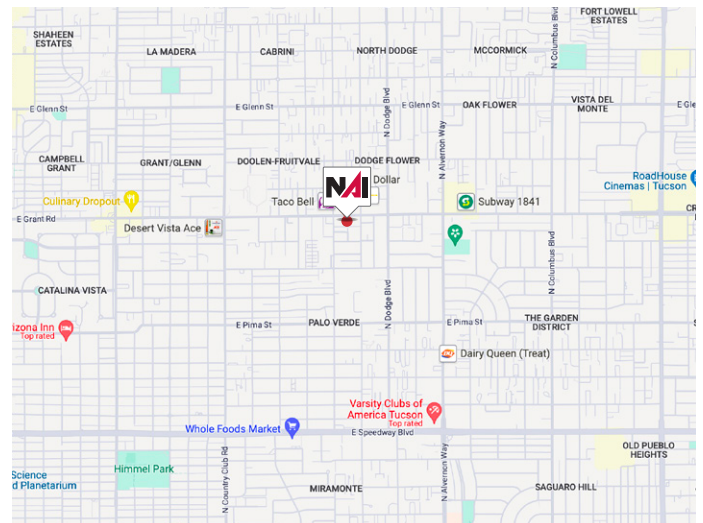




3502-3532 E Grant Rd
Tucson, Arizona 85716

Property Features

- Building: 21,480 SF
- Aggressive lease rates
- Land Per Pima County: 56,639 SF
- Office & Retail
- C-2 Zoning, Tucson
- Strong central location on a major east – west arterial
- Traditionally Low NNN's (2026 Estimate \$3.94/SF)



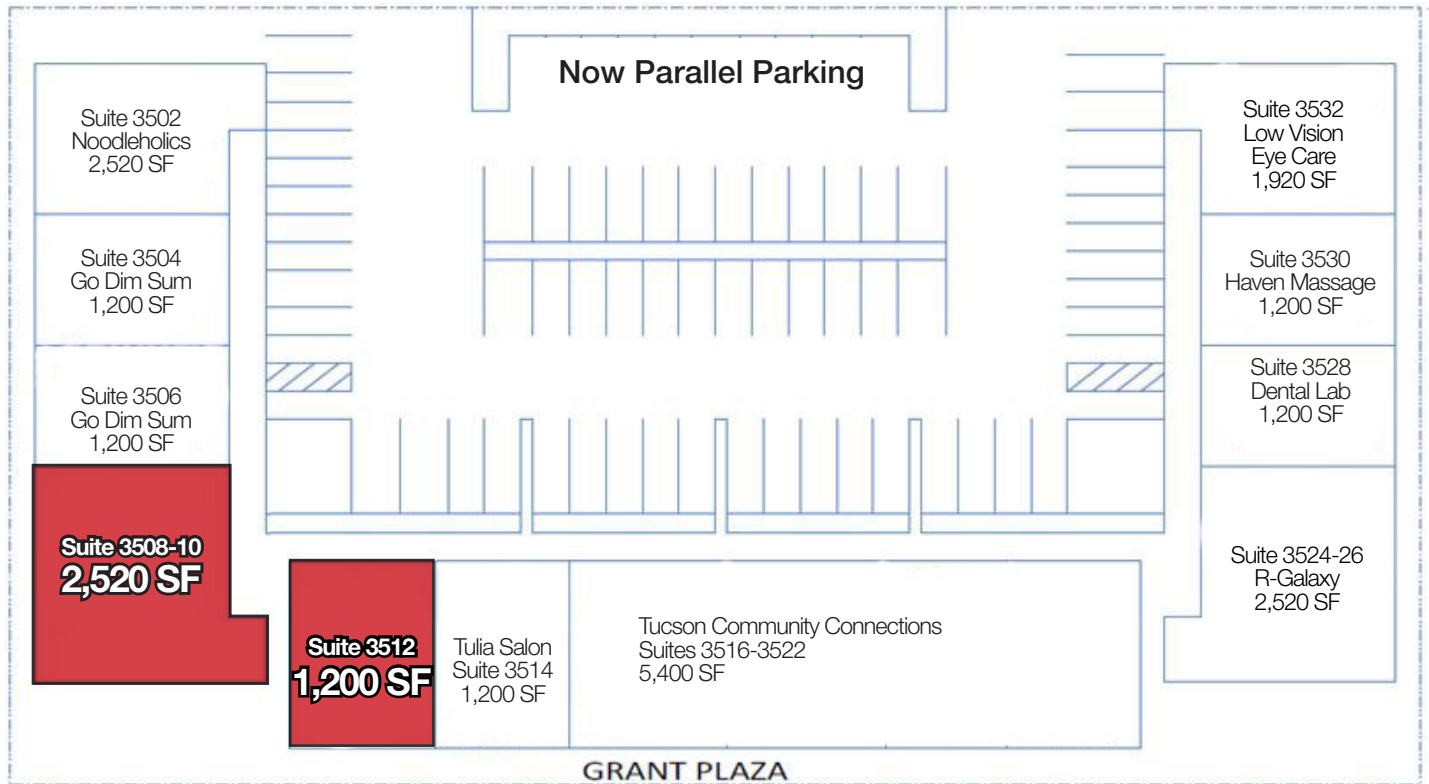
Demographics	1 Mile	2 Miles	3 Miles
Average Age:	33.0	35.2	34.7
Population:	19,890	60,337	119,247
Average HH Income:	\$38,623	\$46,090	\$50,010

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Available Spaces

FOR LEASE
Grant Plaza



Lease Rate: \$9.00 SF/YR NNN

Total Space: 3,720 SF

Lease Type: NNN

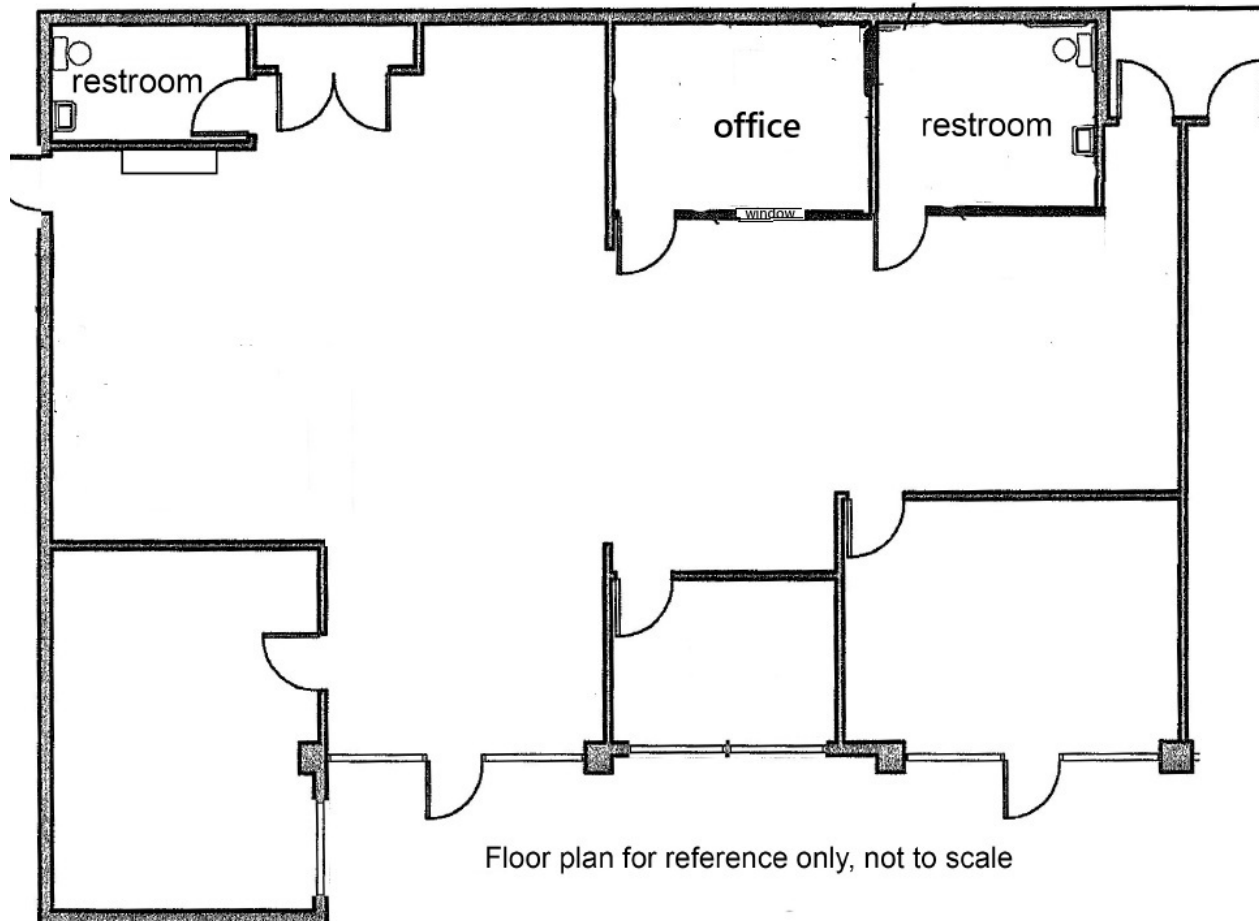
SUITE #	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY	NOTES
3508 – 3510	Retail/Office	\$9.00 PSF	NNN	2,520 SF	VACANT	
3512	Retail/Office	\$9.00 PSF	NNN	1,200 SF	VACANT	

3508-3510 Floor Plan

FOR LEASE
Grant Plaza



3508 & 3510 E. Grant Road
2,520 SF



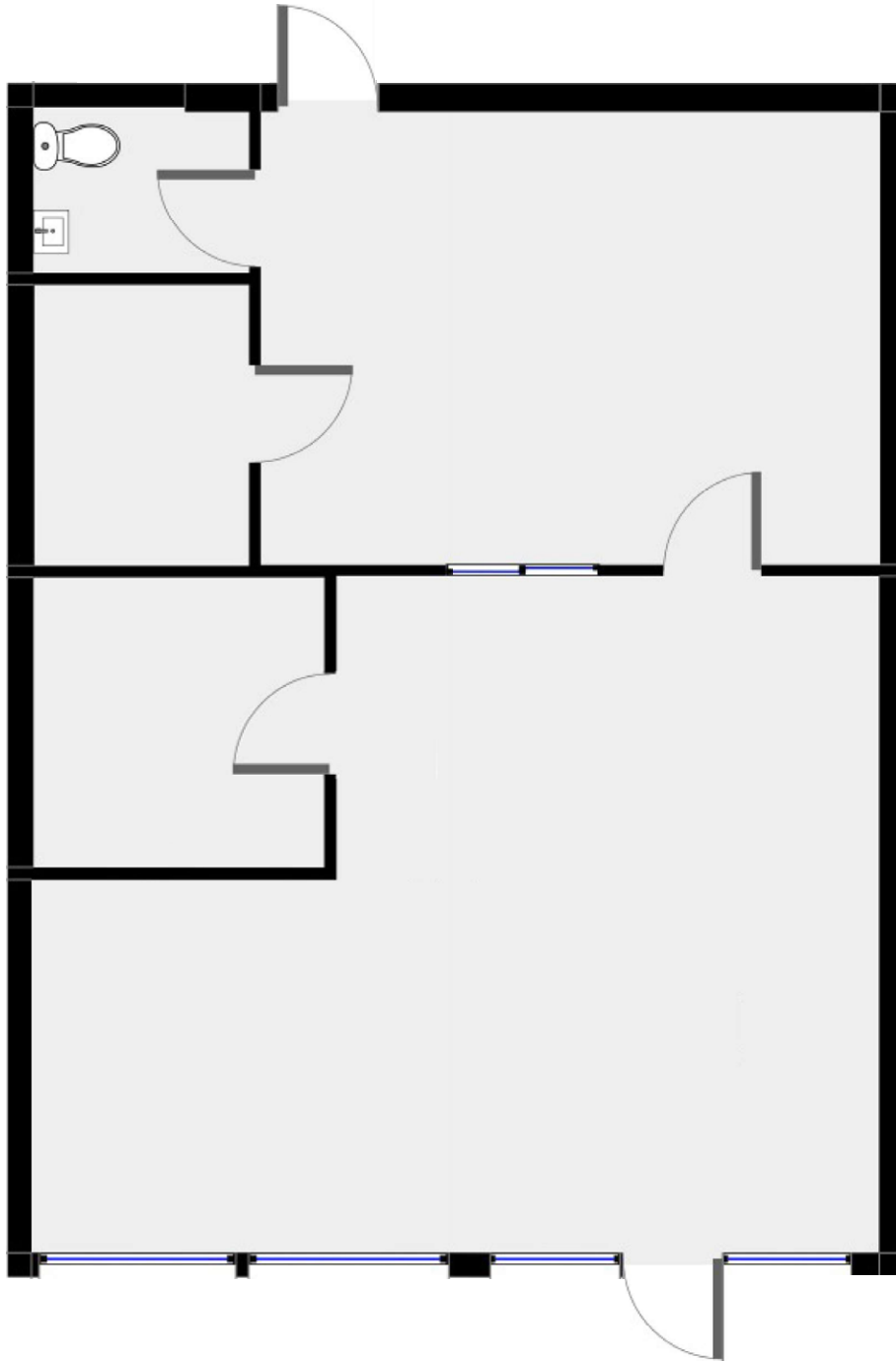
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3512 Floor Plan

FOR LEASE
Grant Plaza



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