



SHOP RETAIL SPACE FOR LEASE



6298 E. Grant Rd., Suite #100
Tucson, AZ 85712
P: 520.296.0200
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www.larsenbaker.com

Isaac Figueroa, CCIM, SIOR
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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.

AVAILABILITY

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

Shop Space \pm 1,089 SF

Lease Rate: \$22 PSF + NNN
**\$12

*NNN estimated at \$5.42

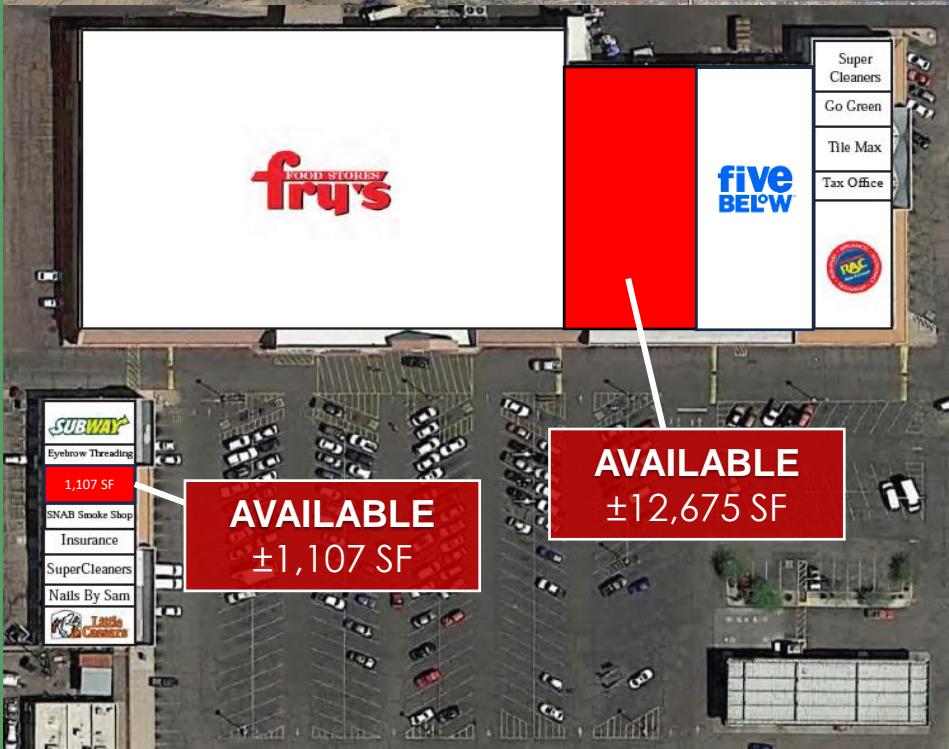
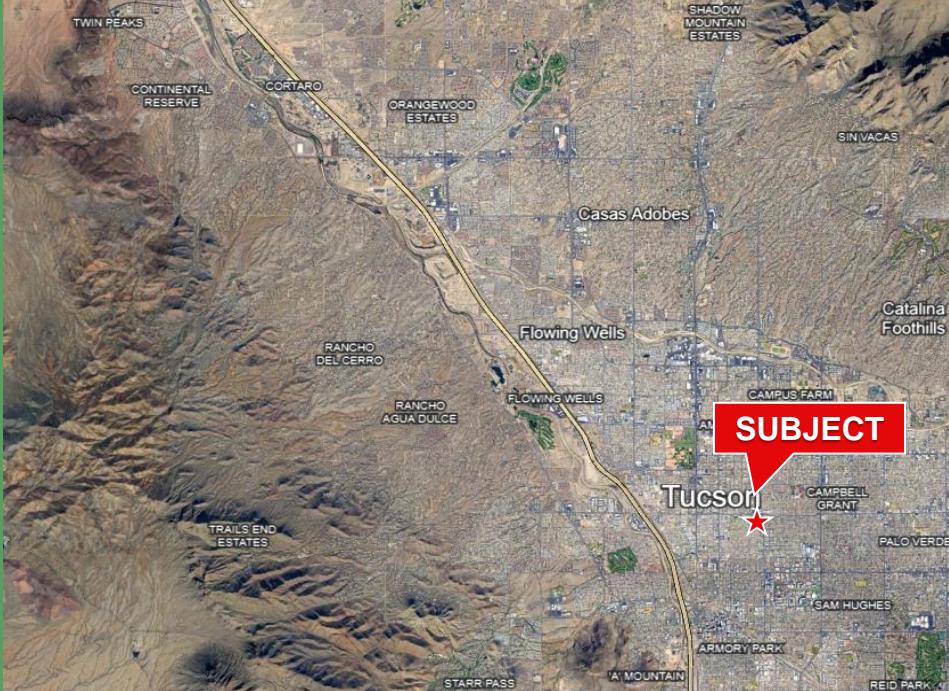
PROPERTY FEATURES

Zoning: C-1

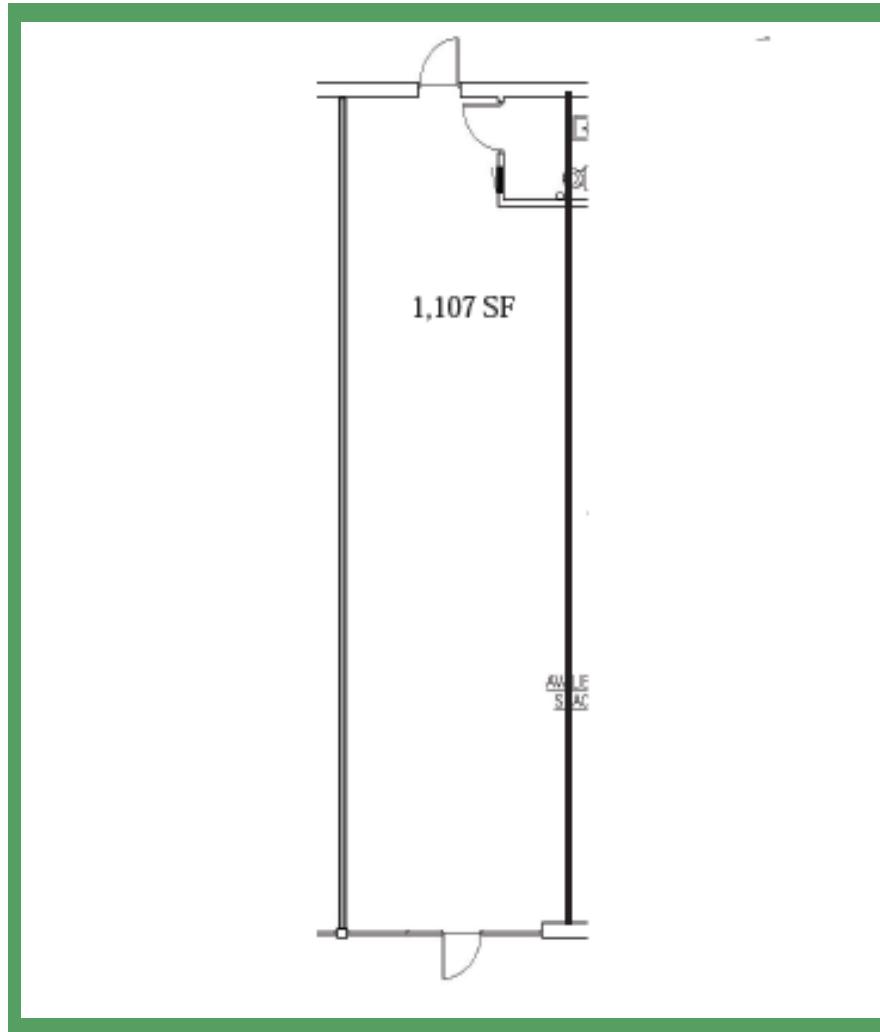
Parking: 4.01/1,000 SF

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)



Floor Plan – Shop Space




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AERIAL MAP



SUBJECT



Banner
University Medical Center
Tucson



PimaCommunityCollege

UNIVERSITY OF
ARIZONA




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DEMOGRAPHICS (2024)

	5 Minutes	10 Minutes	15 Minutes
Population	40,244	148,956	330154
Average Household Income	\$52,390	\$64,121	\$75,443
Employees	18,322	132,240	241,075

