

FOR LEASE

GROUND LEASE OPPORTUNITY | LARGE 1.70 ACRE PARCEL | HARD CORNER SIGNALIZED INTERSECTION



NNLG NATIONAL
NET LEASE GROUP

CUSHMAN & WAKEFIELD

PRIME ±1.70-ACRE INFILL DEVELOPMENT OPPORTUNITY AT HIGH-VISIBILITY EAST TUCSON INTERSECTION

This rare offering presents a unique opportunity to ground lease approximately 1.70 acres at a signalized, high-visibility intersection with combined daily traffic exceeding 76,540 vehicles.

PRIME LOCATION - GATEWAY TO DAVIS-MONTHAN AIR FORCE BASE

Strategically positioned at the primary entrance to Davis-Monthan Air Force Base—one of Southern Arizona's most active military installations—this site benefits from a constant flow of military personnel, employees, and visitors.

EXCEPTIONAL REGIONAL CONNECTIVITY STRATEGICALLY

Located just minutes from Interstates 10 and 19, the property offers direct access to key destinations, including Davis-Monthan AFB, the University of Arizona, Downtown Tucson, and Tucson International Airport, making it an ideal location for regional service and retail.

PRIME RETAIL AND SERVICE CORRIDOR FRONTAGE

Situated at the bustling intersection of S. Craycroft Road and E. Golf Links Road, this site sits in the heart of East Tucson's primary commercial zone. It is surrounded by major national retailers, grocery-anchored shopping centers, public schools, and essential community services.

STRONG DEMAND DRIVERS IN EAST TUCSON

East Tucson is experiencing ongoing residential growth and urban infill, fueling increased demand for retail, dining, and service-oriented businesses. The trade area is anchored by a diverse and stable population that includes military families, university students and faculty, professionals, and retirees.

FLEXIBLE ZONING & DEVELOPMENT EFFICIENCY

With favorable commercial zoning already in place, the property allows for by-right development—offering a streamlined, cost-effective path from entitlement to construction.

ROBUST DEMOGRAPHICS & HIGH TRAFFIC COUNTS

The surrounding area is home to over 85,000 residents within a three-mile radius. This dense, demographically varied customer base supports strong daytime and evening foot traffic. The site's location along Craycroft and Golf Links ensures superior exposure, with more than 76,540 vehicles passing by daily.

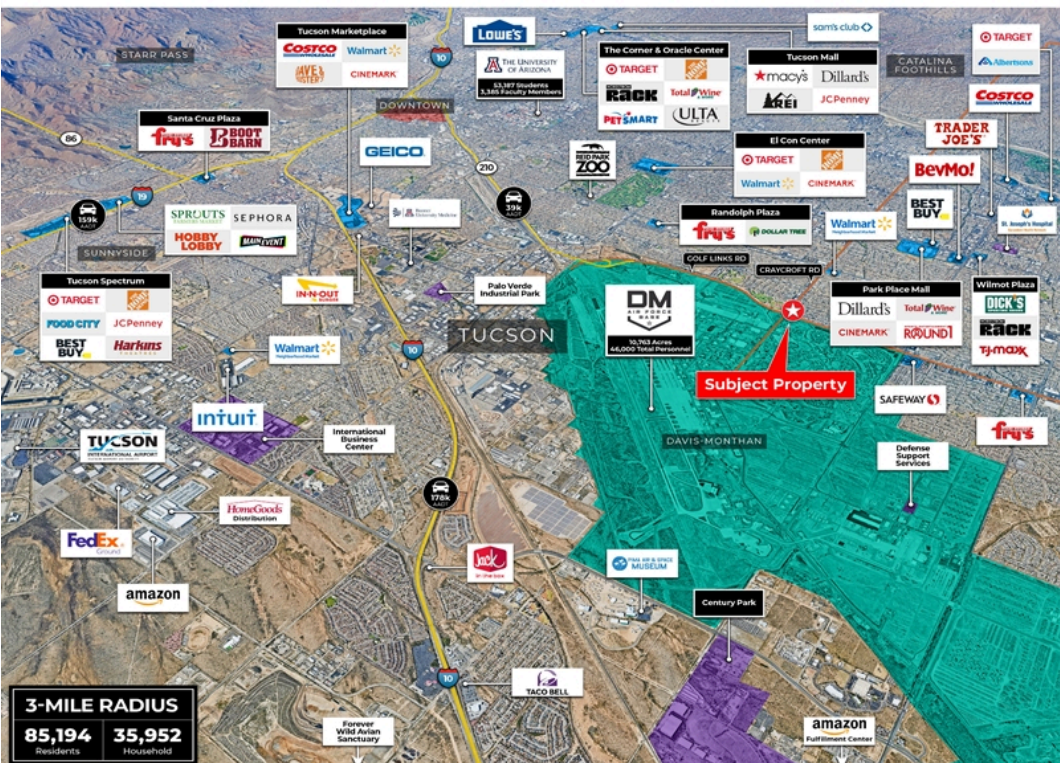
EAST TUCSON SUBMARKET

1.70 ACRES
TOTAL LAND ACRES

74,052 SF
TOTAL LAND SF

ZONING
COMMERCIAL ZONING (C-2)

2 MILES TO I-10
4 MILES TO I-19
INTERSTATE ACCESS



INFORMATION REQUEST

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