



## LANDMARK LOCATION IN CENTRAL TUCSON FOR LEASE



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

**Isaac Figueroa, CCIM, SIOR**  
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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

## Rancho Center:

**Suite 102 - ± 908 SF**

**Suite 202 - ± 880 SF**

**Suite 204 - ± 880-1,760 SF**

## 1st Floor Retail Space

## 2nd Floor Office/Retail

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Lease Rate: Call for pricing

\*NNN's are \$6.52 PSF

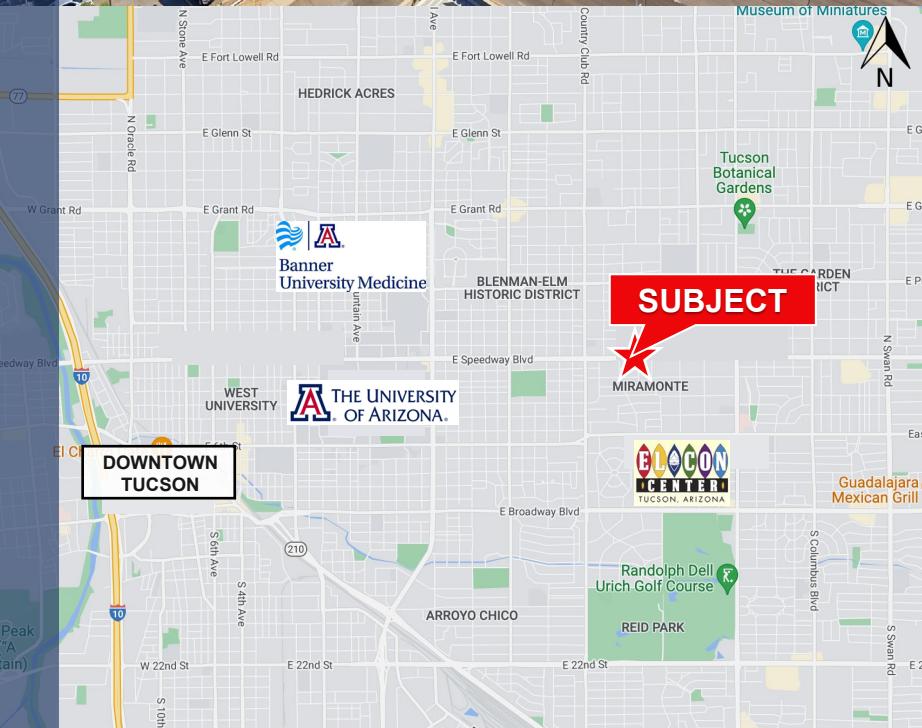


# PROPERTY FEATURES

Zoning: **Rancho: C-3**

Parking: **±368 spaces**

(Source: Acorn Associates Architecture, LTD)



# PROPERTY HIGHLIGHTS

- Direct frontage on Speedway Blvd, one of Tucson's busiest East/West arterial roads
- Located within minutes of the University of Arizona, El Con Mall and Banner Medical Center
- Whole Foods Anchored
- Excellent monument signage

# RANCHO CENTER SITE PLAN



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# AERIAL VIEW



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# Current Images



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## DEMOGRAPHICS (2020)

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b>	15,012	132,215	270,930
<b>Average Family Income</b>	\$63,965	\$57,283	\$60,044
<b>Employees</b>	8,077	89,870	195,570
<b>Total Retail Expenditures</b>			

