

End-Cap Available

Walmart Neighborhood Market Center

Northgate Plaza

3901 E Grant Rd, Suite 101 | Tucson 85712



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Property Highlights

- End-cap space with excellent visibility
- Signalized intersection for easy access
- Open concept space ready for immediate move-in
- Building and pylon signage available
- Grant Road improvements to be completed October 2026

Demographics

Source: ESRI, 2025 Estimates

	1-Mile	3-Mile	5-Mile
Population	20,717	112,515	271,943
# of Employees	4,630	83,350	187,196
# of Households	10,409	55,293	129,626
Avg Household Income	\$66,127	\$87,280	\$89,430

Traffic Counts

Source: ADOT (TCDS)



32,262 VPD

GRANT ROAD - 2025



22,842 VPD

ALVERNON WAY - 2025

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3901 E Grant Rd, Suite 101 | Tucson, AZ 85712

±3,000 SF

AVAILABLE

Contact Agent

LEASE RATE

\$5.87 PSF

NNN CHARGES

Nov. 30, 2029

LEASE EXPIRATION^[1]

C-1

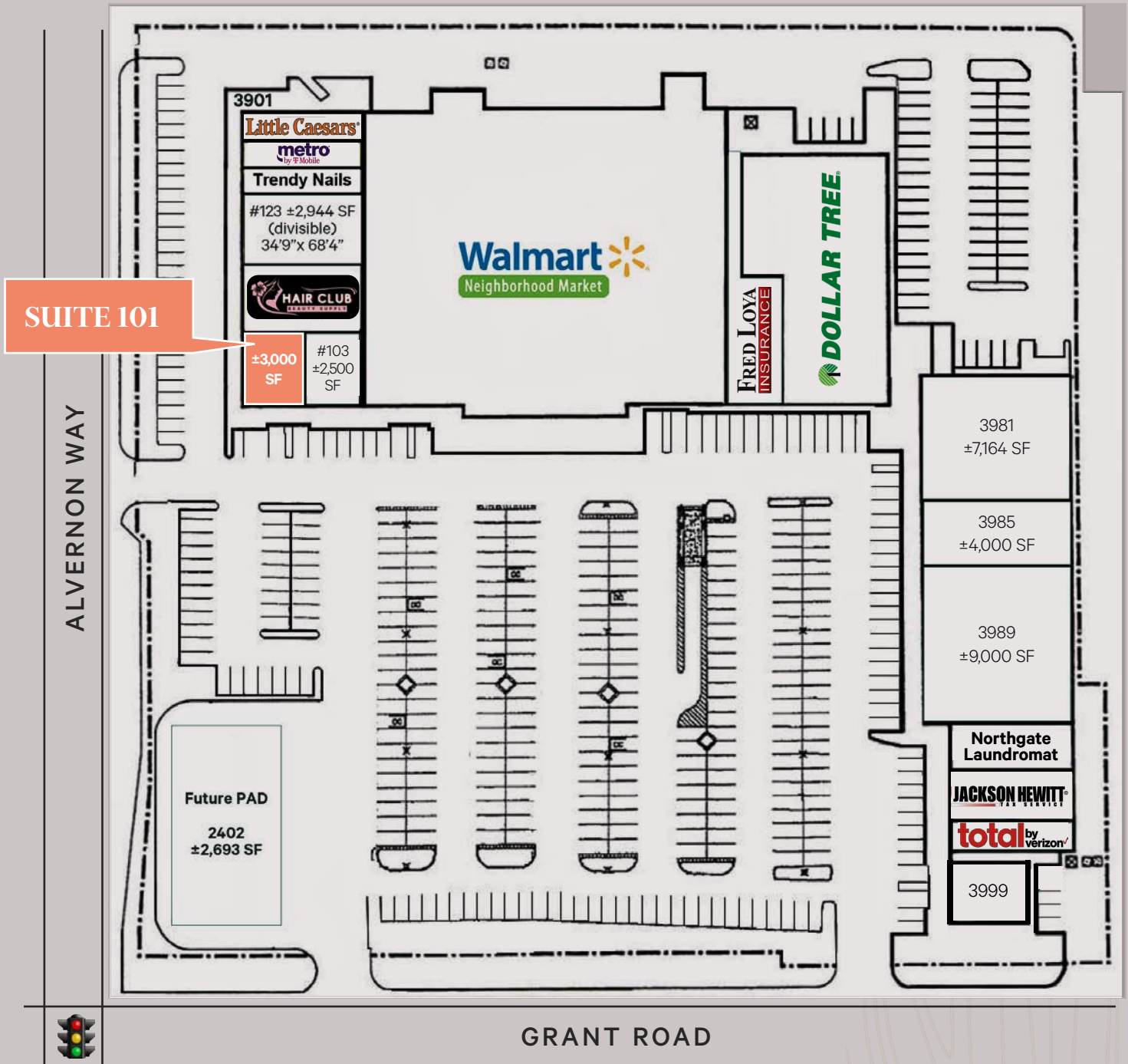
ZONING, CITY OF TUCSON

^[1] A longer term can be negotiated with center's Landlord, but sublessor will not be exercising any of its Renewal Options.



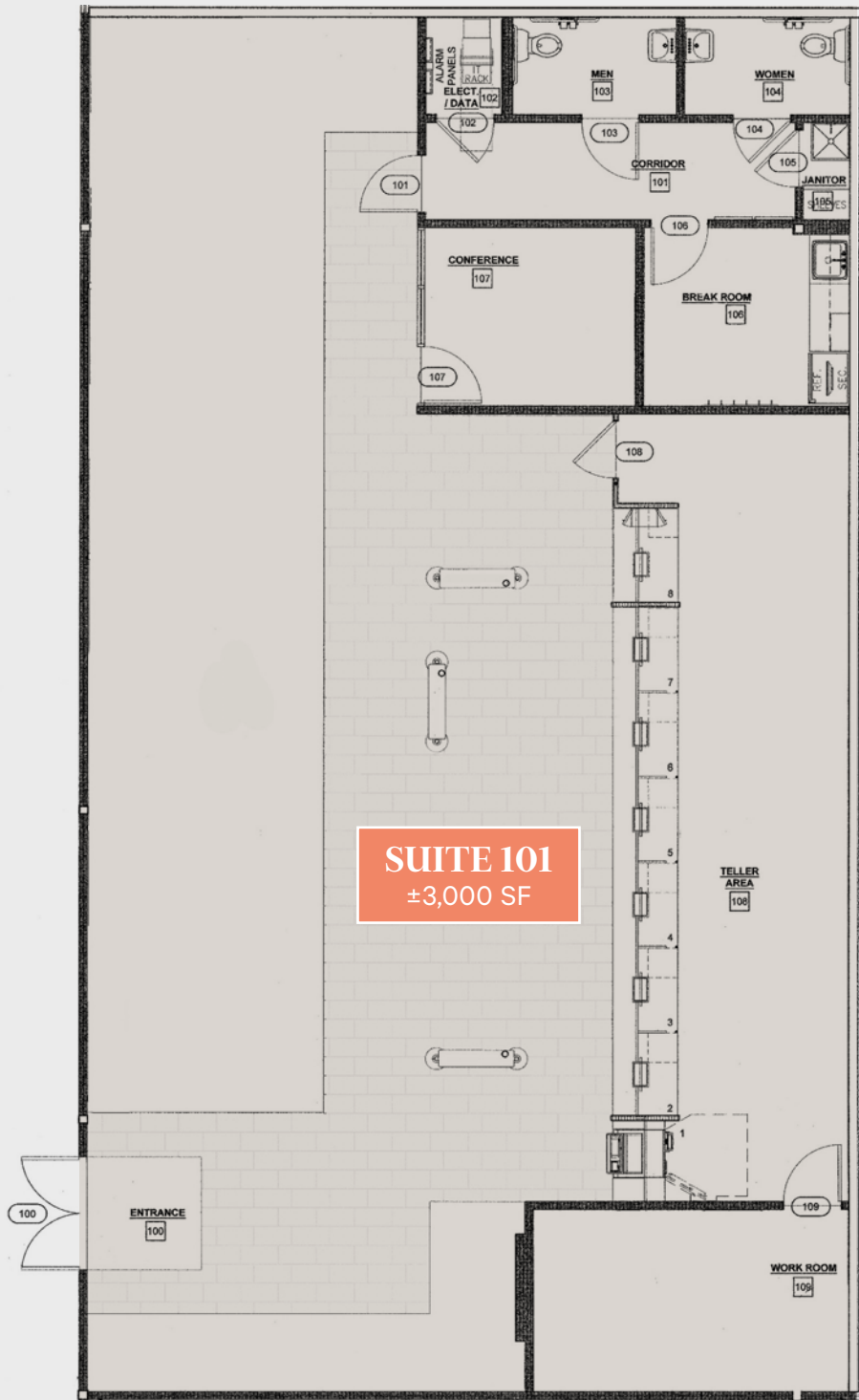
Site Plan

CBRE



Not to scale
All other marks displayed are the property of their respective owners.

Floor Plan



Not to scale



Nearby Neighbors & Amenties

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