

**OLiV TUCSON | SHOP SPACE AVAILABLE**



**TYNDALL AVE &  
2<sup>ND</sup> ST**

TUCSON, AZ



[PhoenixCommercialAdvisors.com](http://PhoenixCommercialAdvisors.com)

# property summary

AVAILABLE ±1,177 SF

PRICING Call for Rates

## TRAFFIC COUNTS

### TYNDALL AVE

**N** N/A VPD (NB & SB)

**S** ±1,637 VPD (NB & SB)

*INRIX 2023, ADOT 2023*

### SPEEDWAY BLVD

**E** ±39,531 VPD (EB & WB)

**W** ±29,665 VPD (EB & WB)

## LOCATION HIGHLIGHTS

- 53,187 students attended The University of Arizona in the fall of 2023.
- Premier student living in luxury high-rises.
- 243 apartment units and 550 beds.
- Located on Speedway Blvd.
- Located next to The University of Arizona.
- Numerous student events and activities in close proximity.

## NEIGHBORING TENANTS



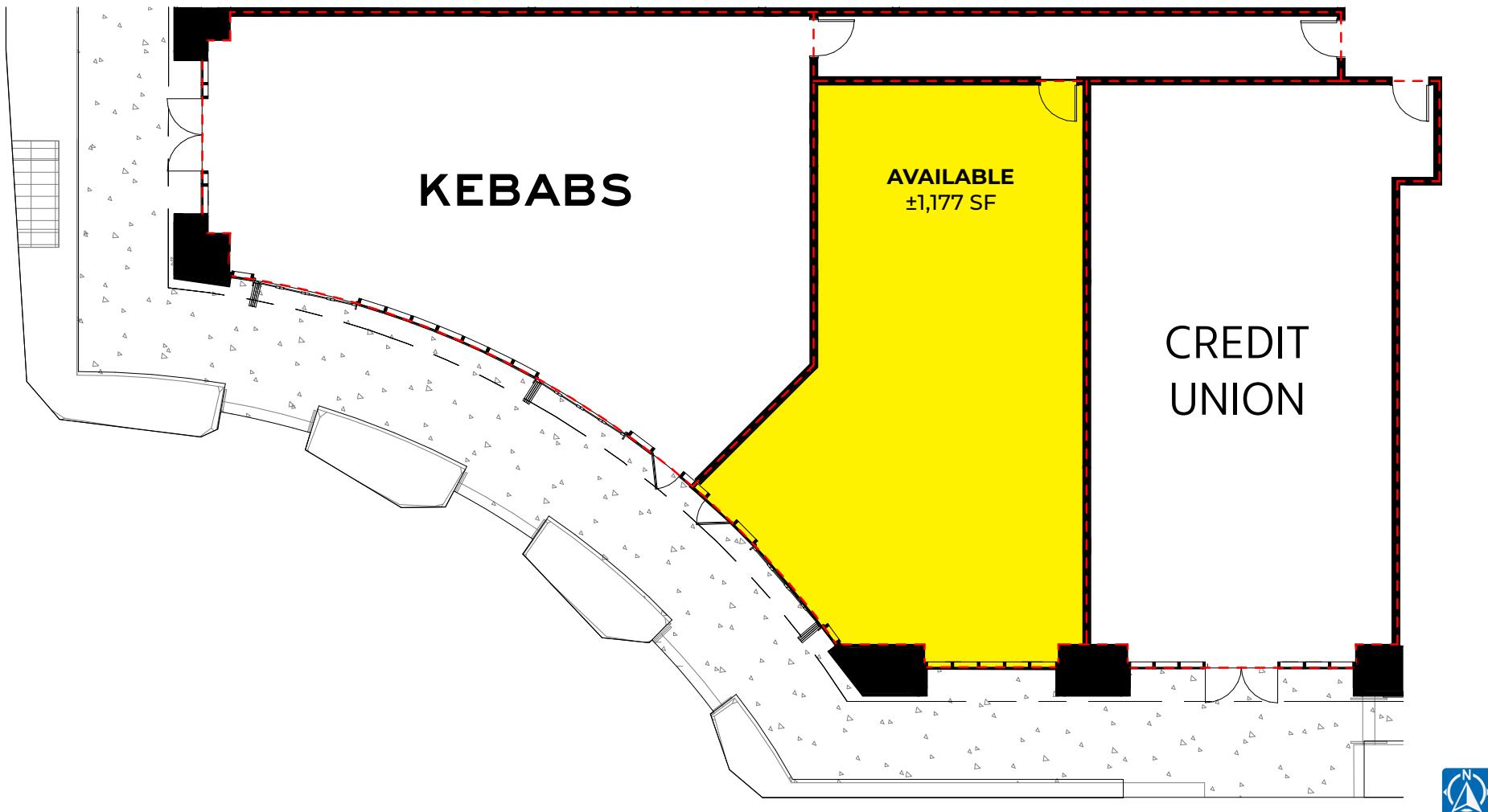
SEC

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# site plan



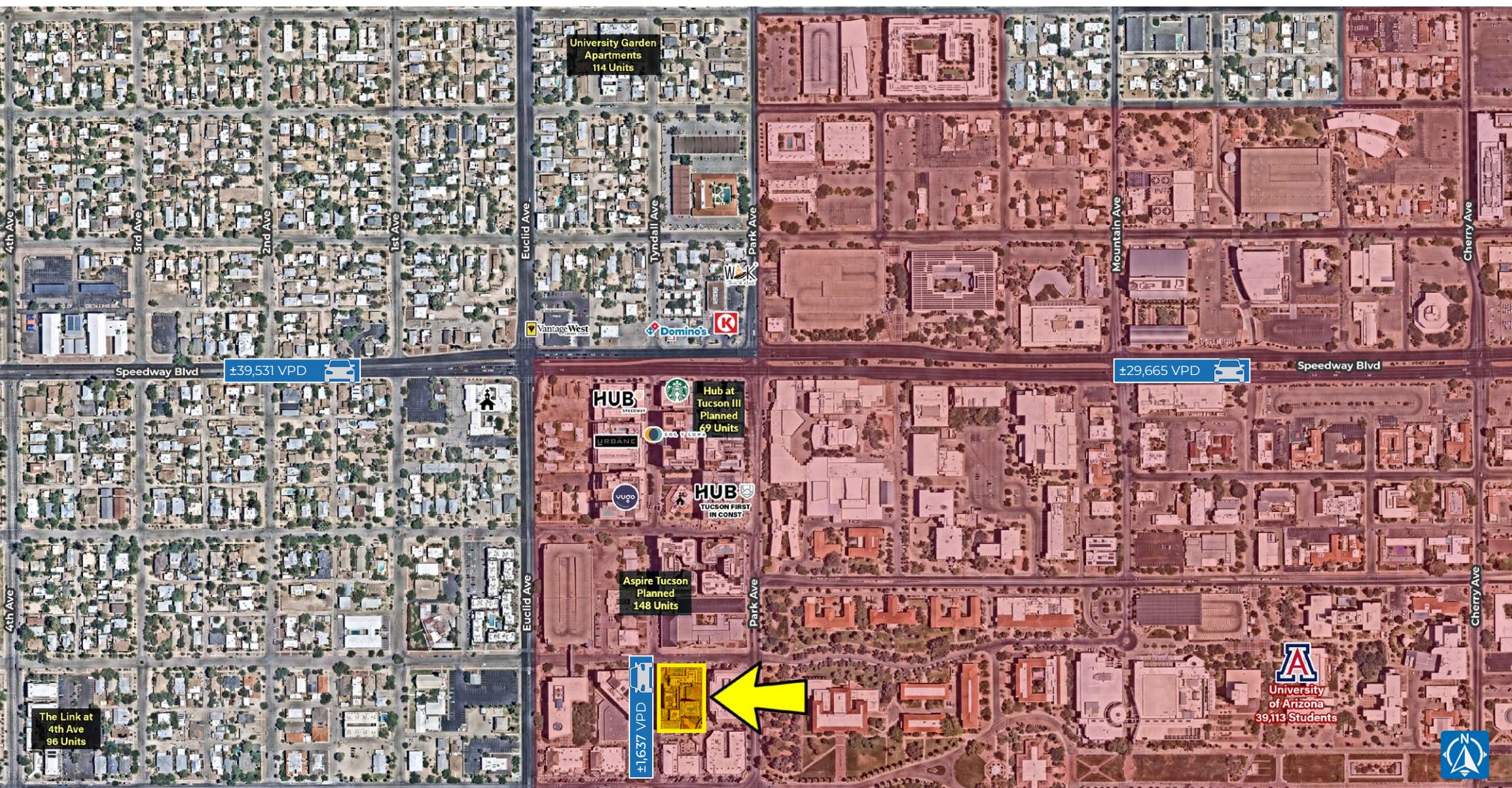
SEC

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# zoom aerial



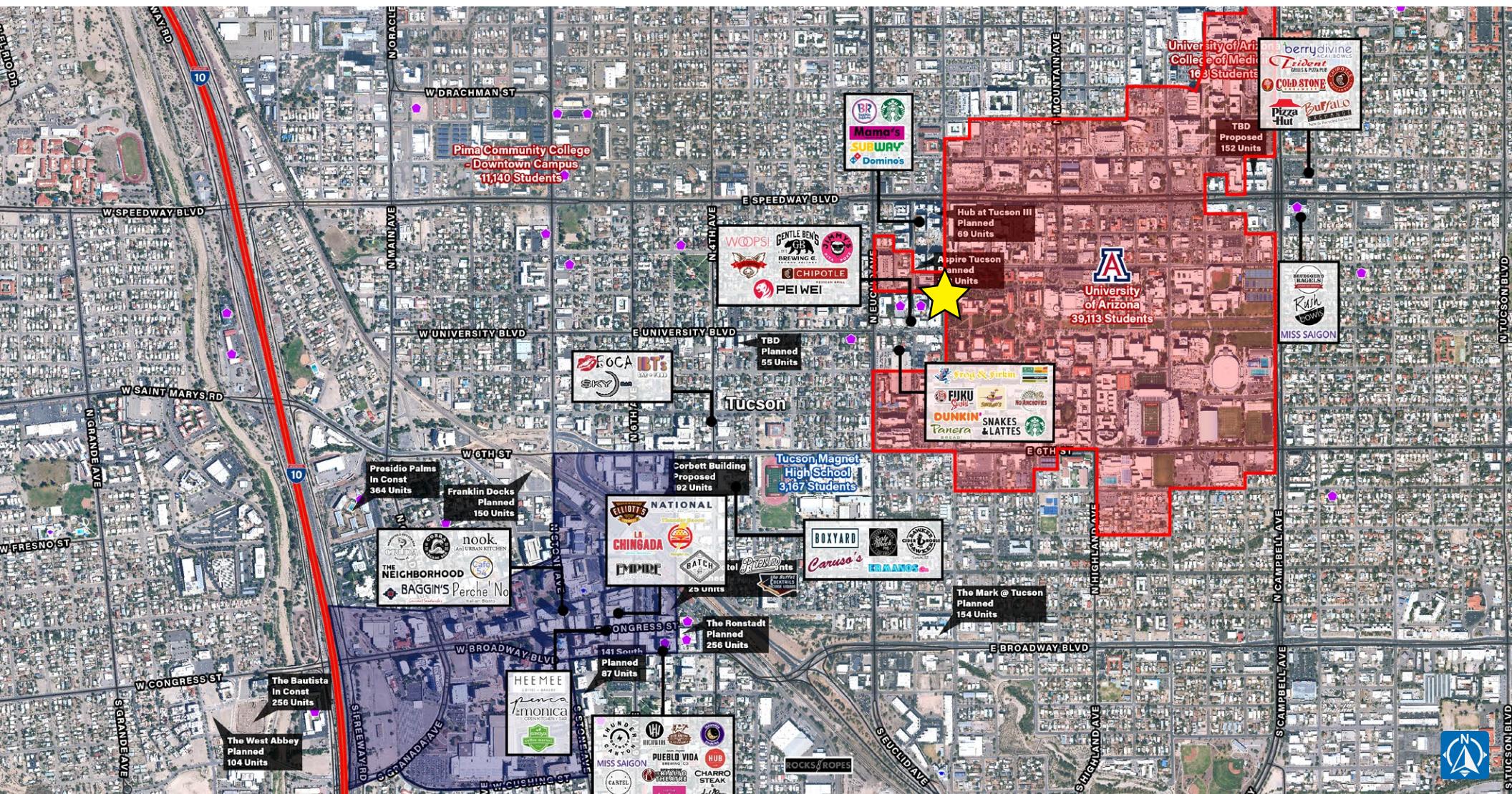
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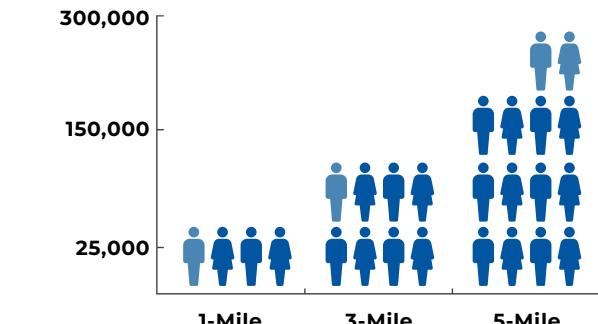
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# wide aerial



# demographics

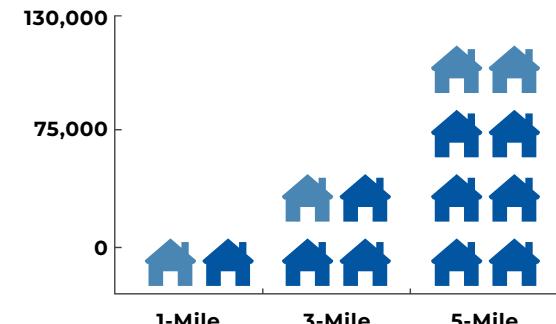
2024 ESRI



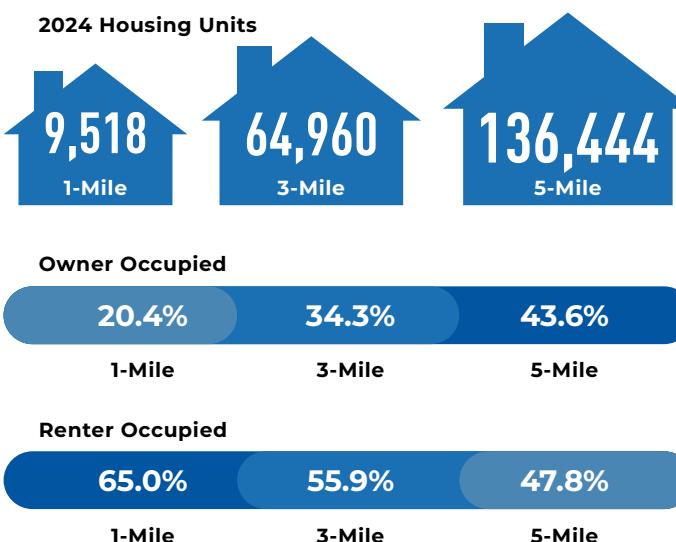
	2024 Total Population	2029 Total Population
2024 Total Population	23,806	24,518
2029 Total Population	127,978	129,953
	279,267	280,654



Distance	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$35,327	\$56,637	\$20,866
3-Mile	\$42,784	\$65,458	\$30,301
5-Mile	\$47,087	\$69,981	\$31,478



	2024 Households	2029 Households
2024	8,137	58,601
2029	124,608	61,180
2024	128,694	130,000
2029	130,000	130,000



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