

525 W Valencia Rd

Tucson, AZ 85706



Shannon Murphy

First Vice President

+1 520 323 5109

shannon.murphy2@cbre.com

Property Highlights

- Excellent hard corner visibility
- High traffic counts along Valencia with more than $\pm 63,000$ VPD at the intersection
- Located just $\frac{1}{2}$ mile East of Interstate I-19
- Nearby Tucson International Airport and retailers Food City, Dollar Tree and O'Reilly Autoparts.
- Former Walgreens; Master Lease term ends Dec. 31, 2026.



$\pm 14,560$ SF

BUILDING SIZE

Sublease Rate

CONTACT AGENT

C-1

ZONING, TUCSON

Traffic Counts

Source: PAG & ADOT



48,176 VPD

VALENCIA ROAD - 2024



14,288 VPD

12TH AVENUE - 2024

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

Demographics

Source: ESRI, 2024 Estimates



Population

15,359

1-MILE

79,991

3-MILE

153,248

5-MILE



Daytime Population

10,920

1-MILE

69,837

3-MILE

172,695

5-MILE



Avg Household Income

\$62,817

1-MILE

\$71,500

3-MILE

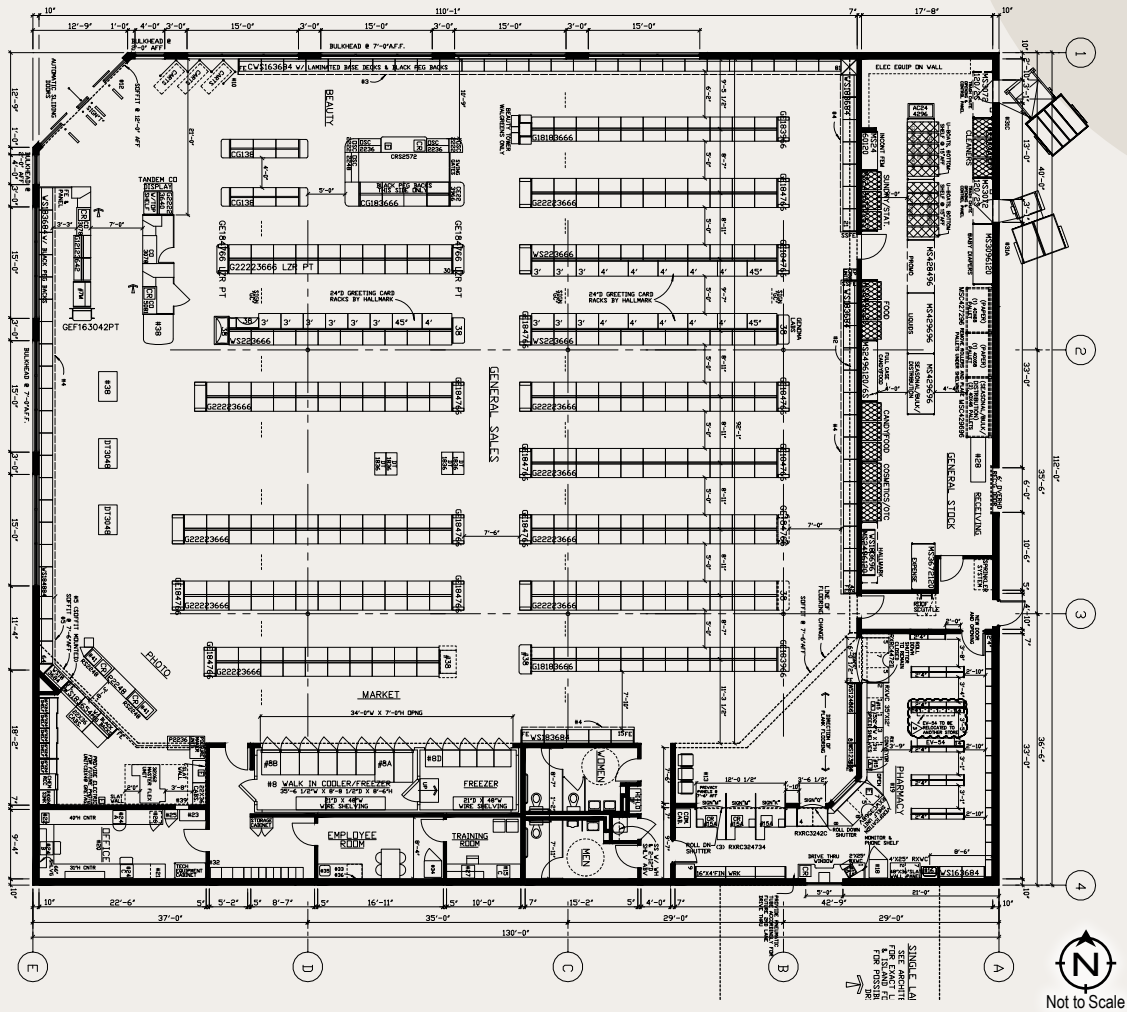
\$74,027

5-MILE

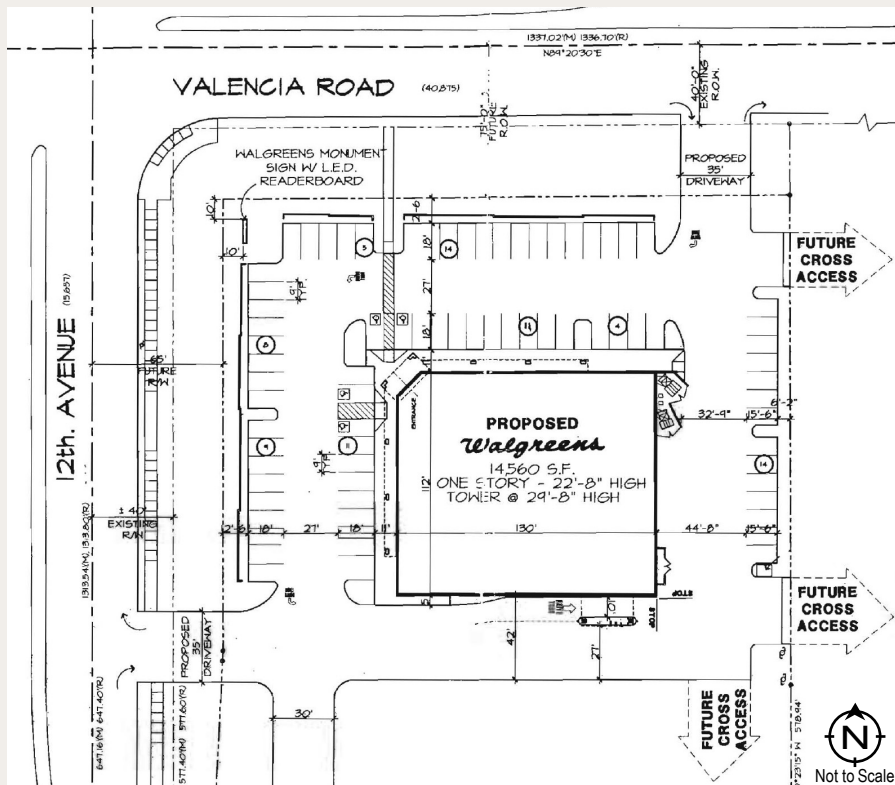


Floor Plan

CBRE



Site Plan



525 W Valencia Rd | Tucson, AZ