

525 W Valencia Rd

Tucson, AZ 85706



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Property Highlights

- Excellent hard corner visibility
- High traffic counts along Valencia with more than ±63,000 VPD at the intersection
- Located just ½ 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.



±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



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Demographics

Source: ESRI, 2024 Estimates

Population

15,359

1-MILE

79,991

3-MILE

153,248

5-MILE

A small, light blue icon of a person's head and shoulders, representing a user or account.

Daytime Population

10,920

1-MII E

69,837

3-MILE

172,695

5-MII F

Avg Household Income

\$62,817

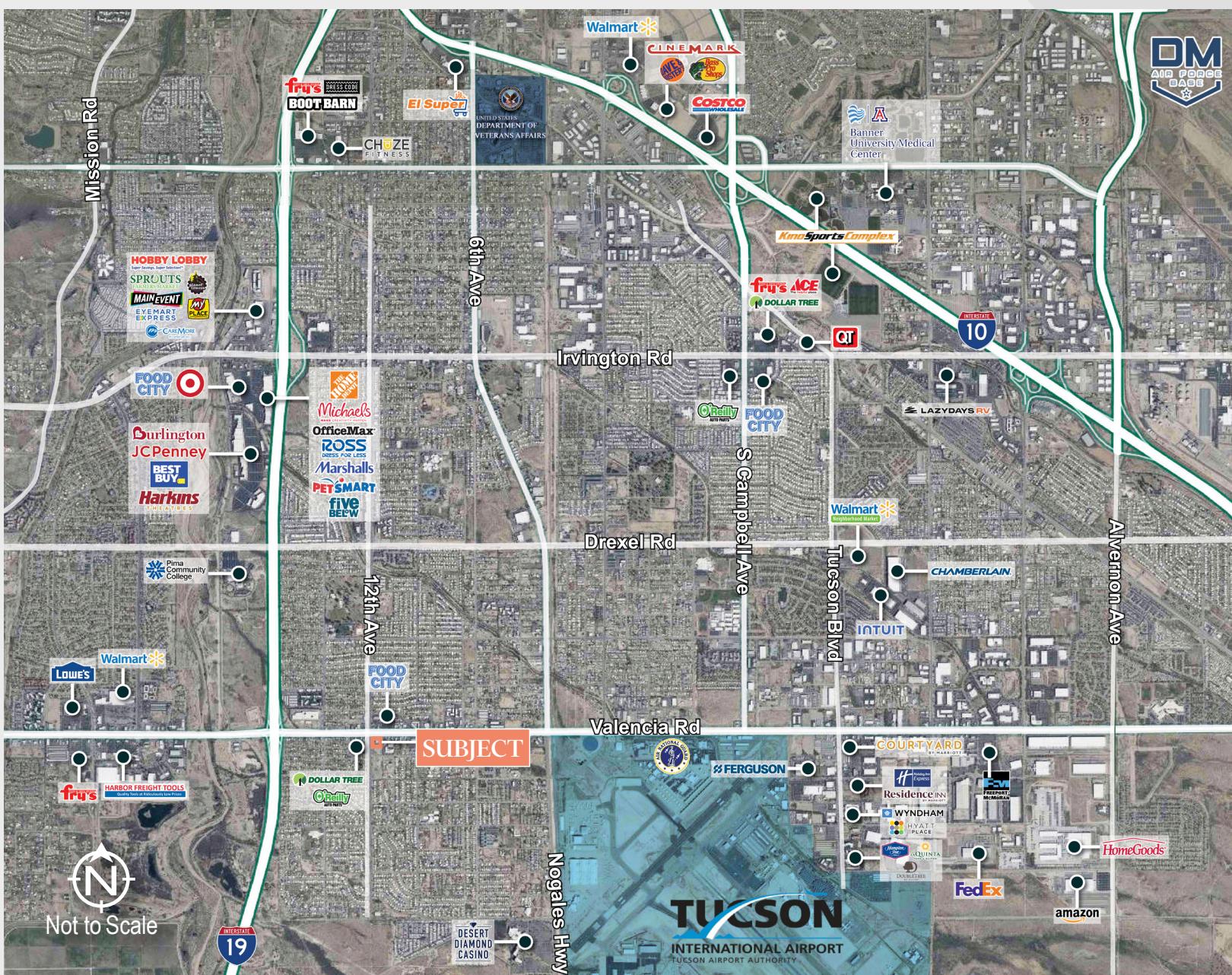
1-MII F

\$71,500

3-MIE

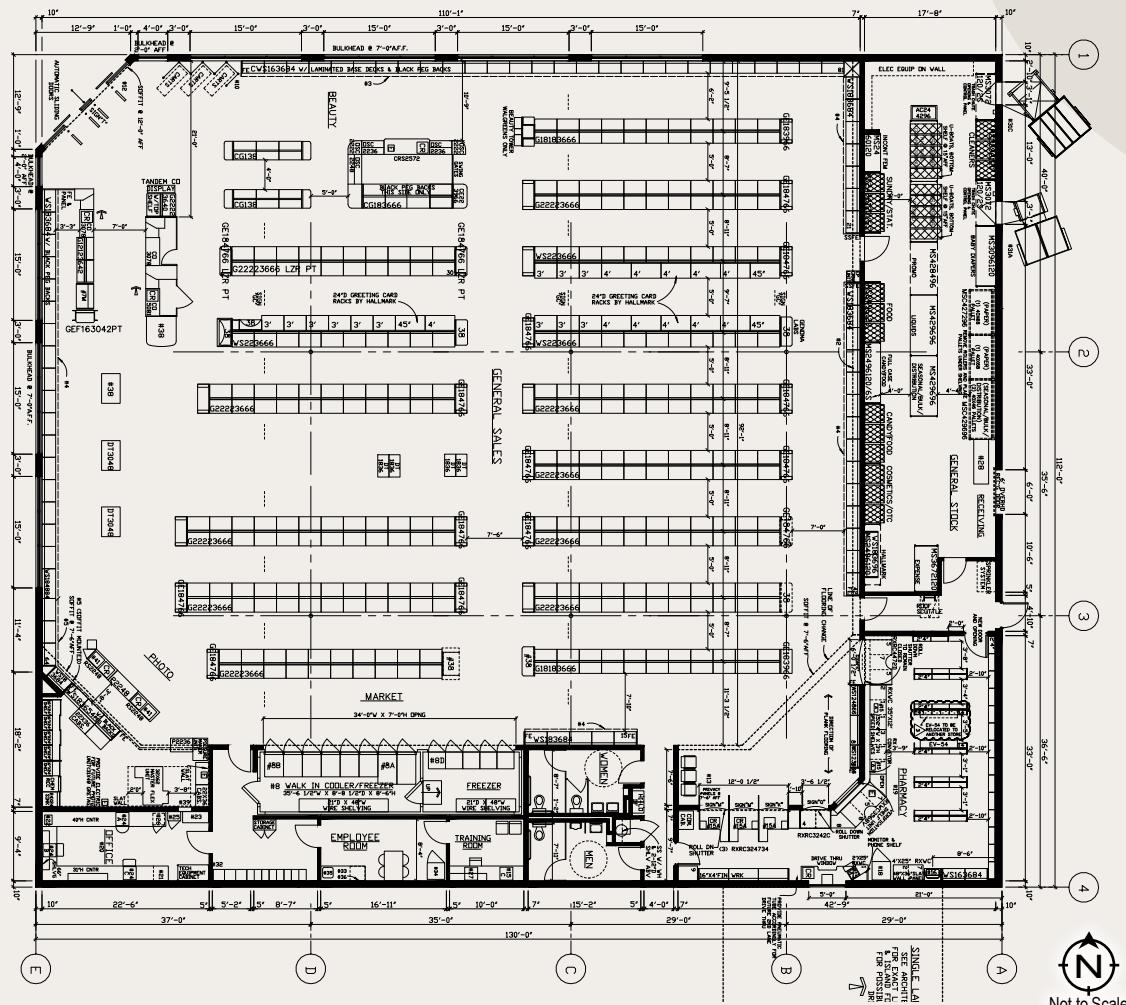
\$74,027

5-MII F



Floor Plan

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Site Plan

