



PAUL ASH
COMMERCIAL
REAL ESTATE

25,088 SF Anchor Space Available For Lease

Old Pueblo Plaza

4160 W. Ina Road (NEC of Ina Road & Oldfather Drive)



For more information, please contact
exclusive listing agents:

David Carroll

DavidC@PaulAshCRE.com

John Yarborough

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Location

NEC of Ina Rd. & Oldfather Dr. within the Old Pueblo Plaza (0.2 miles East of Interstate - 10)

Available Space

25,088 square foot anchor space

Initial Lease Rate:

Contact Listing Agent (2026 NNN expenses estimated at ~\$4.25/sf)

Traffic Counts:

39,656 vehicles per day (Pima Association of Governments - 2021 combined daily counts)

Additional Highlights:

4160 was initially built for a fitness user and included a basketball court as well as several racquetball courts. In 2004 the space was completely remodeled for 99¢ Only Stores. The space is located at the west end of the Old Pueblo Plaza and offers great visibility, access off of both Ina & Oldfather, a loading dock, abundant parking, as well as tremendous signage on the Property's prominent monument sign.



Paul Ash Commercial Real Estate

3499 N. Campbell Ave., Suite 907

Tucson, AZ 85719

Main 520.795.2100

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License #LC509321000

The above information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. We make no representations or warranties that the premises are free of environmental hazards or that the premises are suitable in all respects to your contemplated use. You should conduct an independent investigation of all pertinent property information. We bear no liability for any errors, inaccuracies, or omissions.



OLD PUEBLO PLAZA

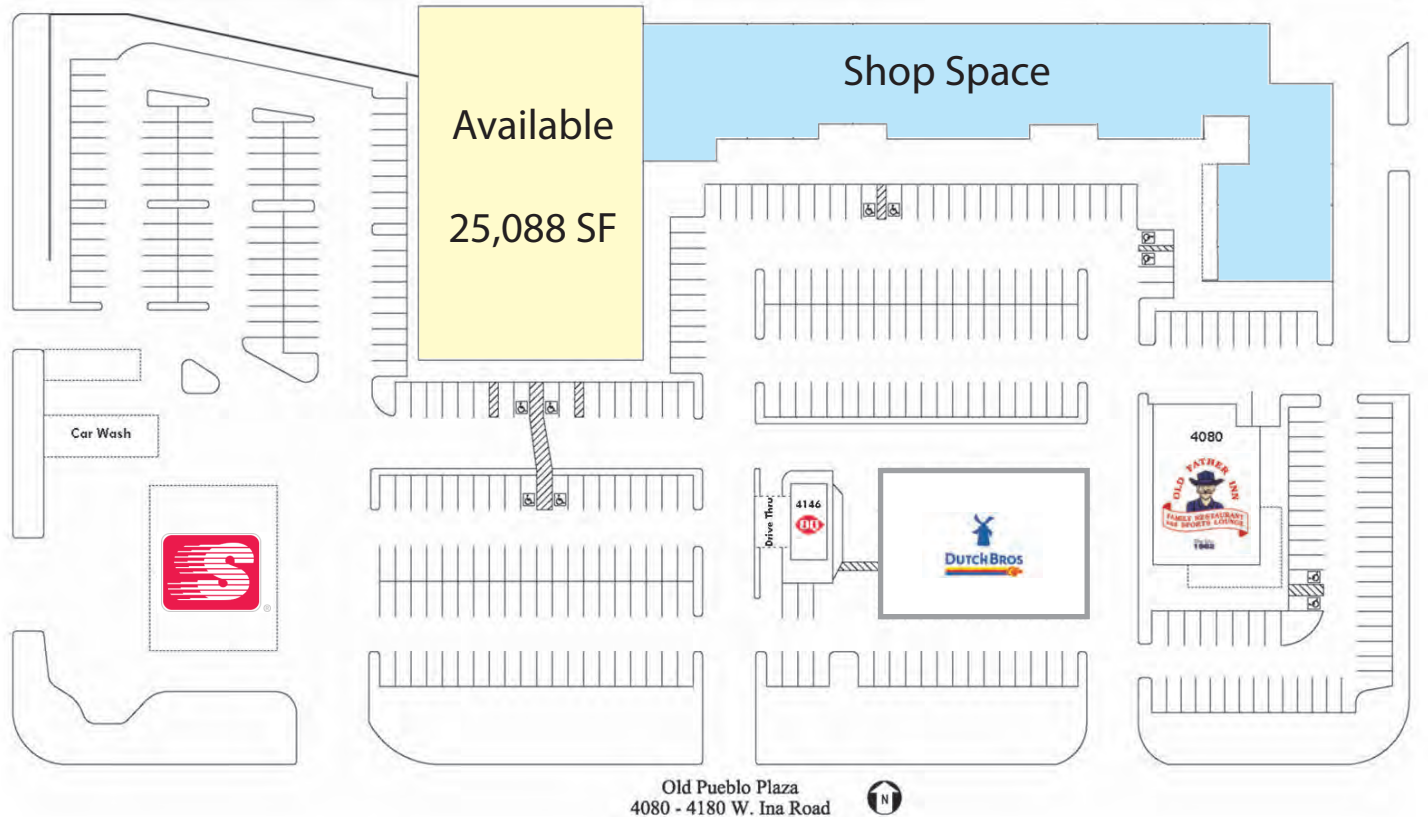
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