



FORMER GROCER AVAILABLE FOR SUBLEASE



**I-19 &**  
**IRVINGTON RD**

TUCSON, AZ



# property summary

AVAILABLE

± 50,000 SF  
326 Parking Spaces

ZONING

C-2

## LOCATION HIGHLIGHTS

- » Offers 209 ft of frontage
- » Located just off the full-diamond interchange from Irvington Rd
- » Dense, well-established surrounding neighborhoods with over 105,400 people residing within a 3-mile radius
- » Close proximity to the Tucson VA Medical Center with 2,800 employees



## TRAFFIC COUNT

I-19

IRVINGTON RD

**N** ± 94,757 VPD (NB & SB)

**E** ± 27,623 VPD (EB & WB)

**S** ± 76,797 VPD (NB & SB)

**W** ± 32,885 VPD (EB & WB)

ADOT 2021

## JOIN



NEC

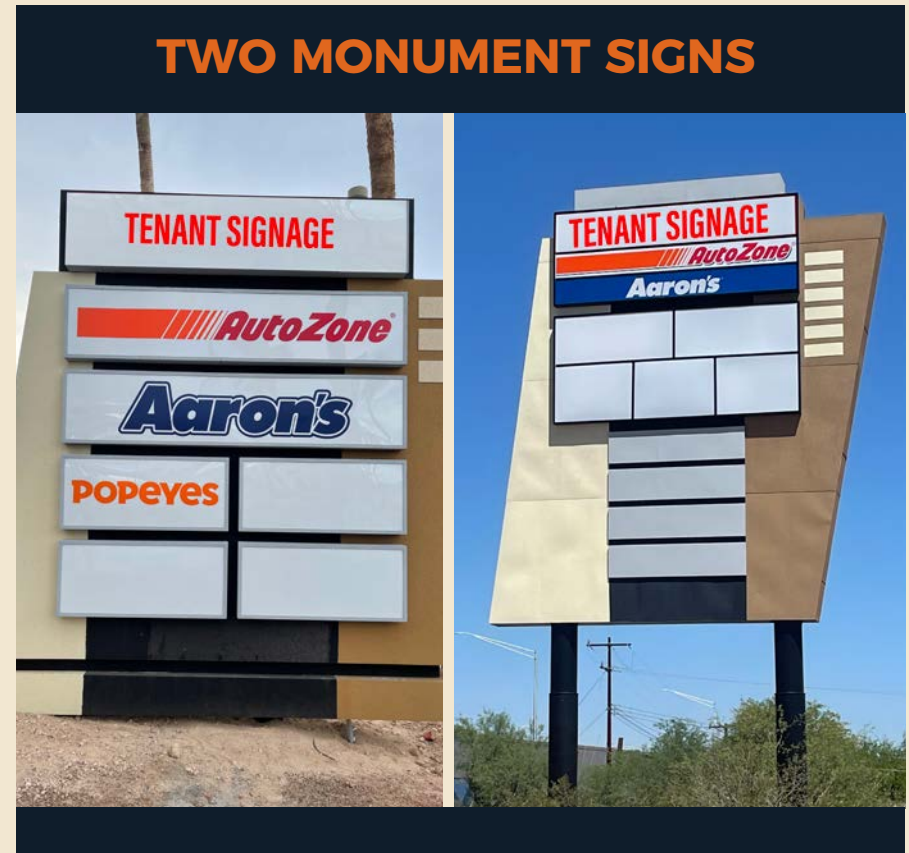
**50,000 SF FOR SUBLEASE**

902 W Irvington Road, Tucson, AZ





# site plan



NEC

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# zoom aerial



NEC

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# wide aerial



NEC

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# demographics

2022 ESRI ESTIMATES



POPULATION

	1-Mile	3-Miles	5-Miles
2022 Total Population	15,232	105,400	195,348
2027 Total Population	15,133	105,472	196,666



HOUSING UNITS

	1-Mile	3-Miles	5-Miles
2022 Housing Units	5,997	39,306	77,805
Owner Occupied	64.7%	59.5%	56.2%
Renter Occupied	35.3%	40.5%	43.8%
Vacant	11.3%	7.5%	8.5%



HOUSEHOLDS

	1-Mile	3-Miles	5-Miles
2022 Households	5,322	36,377	71,212
2027 Households	5,325	36,655	72,439



DAYTIME POPULATION

	1-Mile	3-Miles	5-Miles
2022 Total Daytime Pop	13,886	94,758	214,365
Workers	4,403	32,471	102,590
Residents	9,483	62,287	111,775



2022 INCOMES

	1-Mile	3-Miles	5-Miles
Average HH Income	\$57,086	\$56,547	\$61,349
Median HH Income	\$42,814	\$42,078	\$44,215
Per Capita Income	\$19,831	\$19,645	\$22,525



BUSINESSES

	1-Mile	3-Miles	5-Miles
2022 Businesses	361	2,126	6,528

NEC

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exclusively listed by

**GREG LAING**  
(602) 734-7207  
glaing@pcaemail.com

**DAN GARDINER**  
(602) 734-7204  
dgardiner@pcaemail.com

**ALI HILL**  
(602) 734-7205  
ahill@pcaemail.com



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3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016  
P. (602) 957-9800 F. (602) 957-0889  
phoenixcommercialadvisors.com