



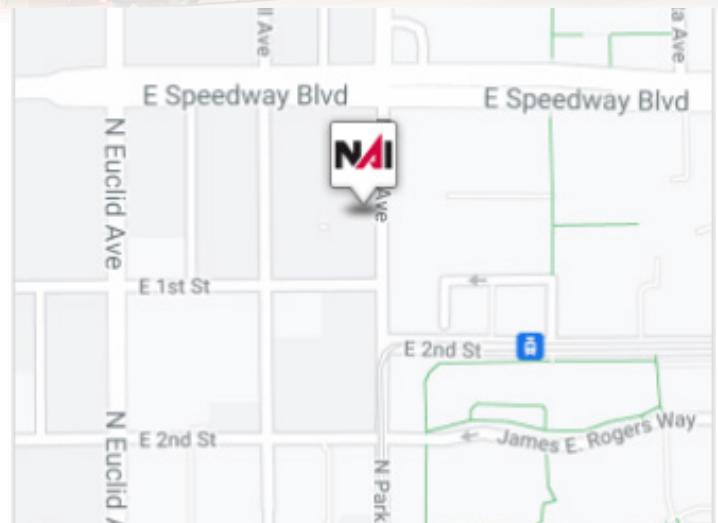
Source: CoStar

1027-1031 N Park Ave

Tucson, Arizona 85719

Property Features

- Ground floor retail in a student housing complex with 586 beds on the University of Arizona campus
- Prominent Signage
- Exclusive outdoor patio
- One block south of Speedway Blvd; a major east-west Tucson corridor
- On the bus route and steps from a Tucson Modern Streetcar Stop
- Within walking distance to the U of A football stadium
- ±2,015 SF available
- U1 - City of Tucson Zoning
- Built-out former sandwich shop



Demographics	1 Mile	3 Miles	5 Miles
Average Age:	26.9	32.3	33.9
Population:	21,689	131,952	297,489
Average HH Income:	\$45,803	\$52,452	\$55,045
Daytime Emp. Pop.	22,491	93,495	188,045

Traffic Counts	VPD
Speedway Blvd:	57,254
N Park Ave:	11,756

For Lease: \$32.00/SF

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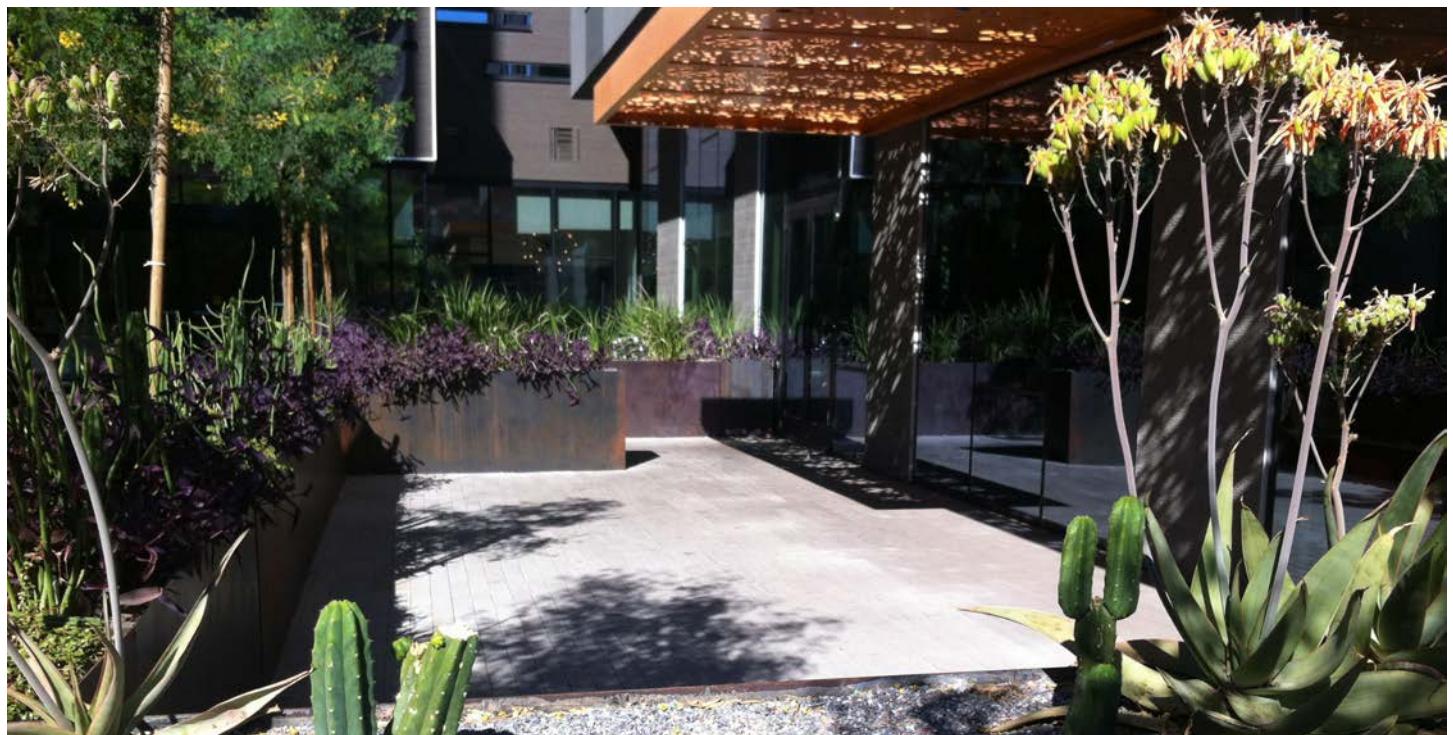
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Property Photos

For Lease

Sol y Luna



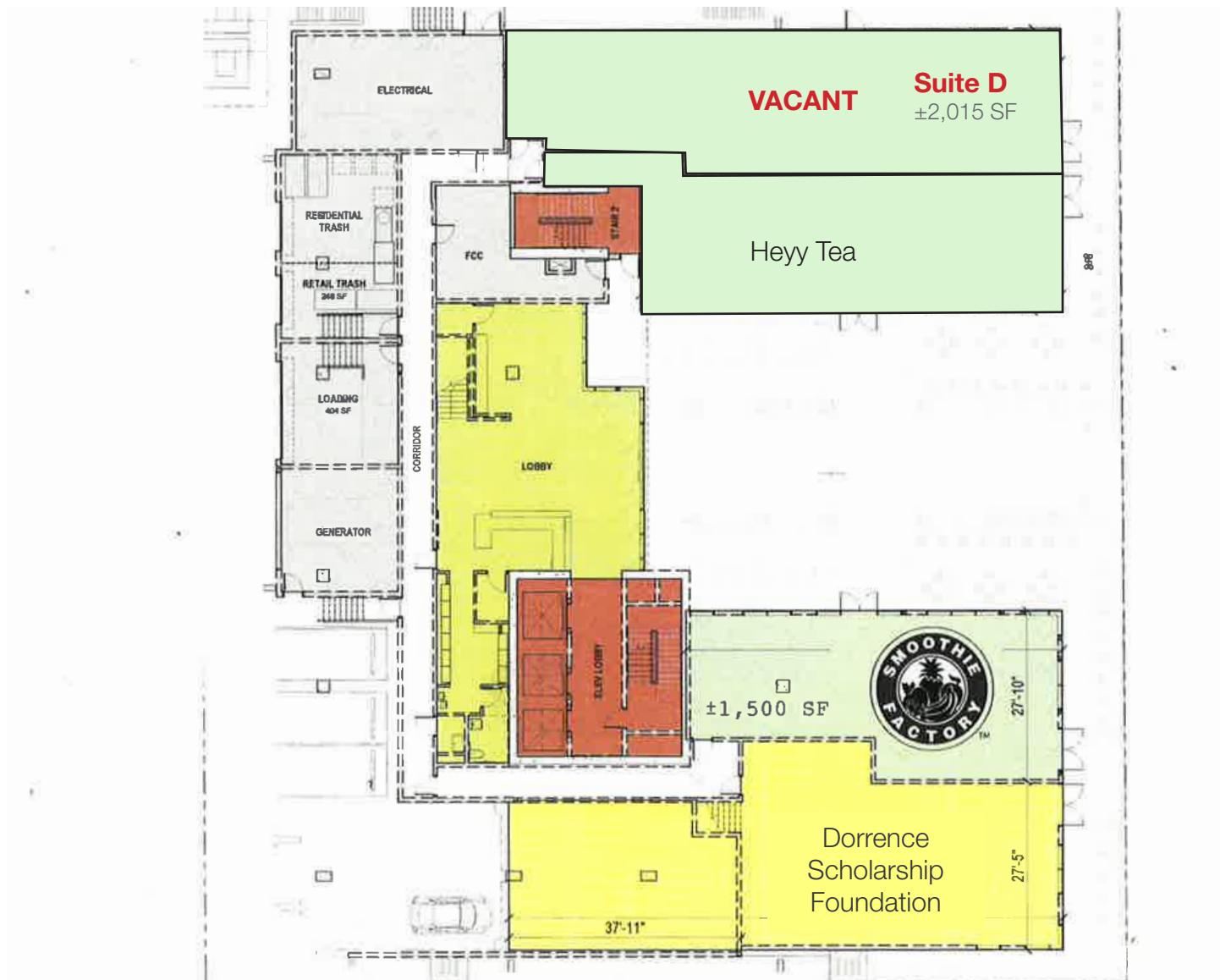
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Site Plan

For Lease

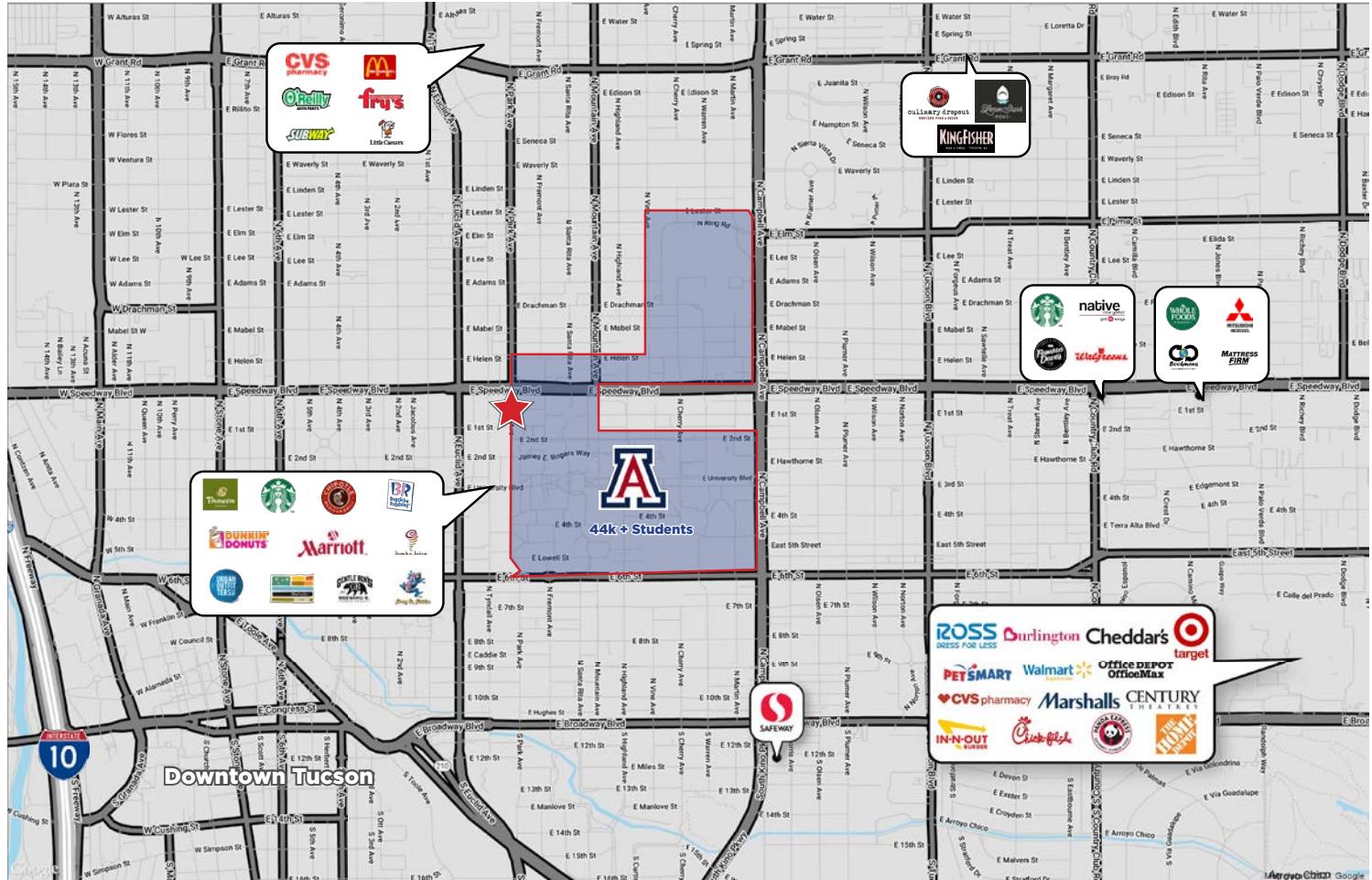
Sol y Luna



Space	SF	\$/SF	Availability
Suite D	±2,015 SF	\$32.00	Available

Aerial Map

For Lease
Sol y Luna



Aerial Map

For Lease
Sol y Luna



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