

3776 N 1st AVENUE STE. 101  
TUCSON, AZ 85719



## Grimm Commercial LLC

### PROPERTY INFORMATION

AVAILABLE SPACE: 1,364 SFT  
LEASE RATE: \$13/SFT/YR

NNN CHARGES: \$3/SFT/YR (ESTIMATED 2023)

ZONING: C-1 (CITY OF TUCSON)

GRIMM COMMERCIAL LLC  
3776 1ST AVE STE. 200  
TUCSON ARIZONA 85719

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# Grimm Commercial LLC

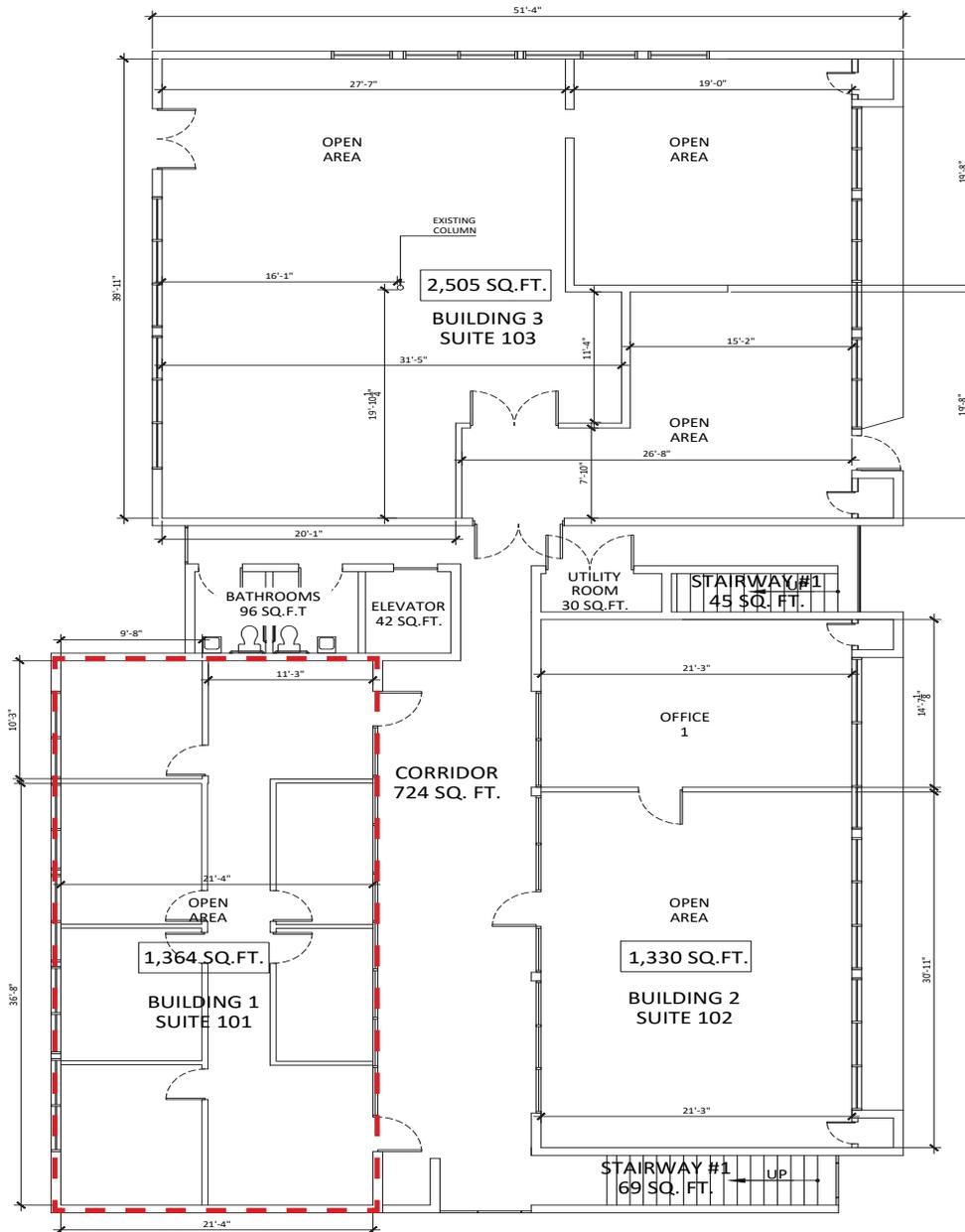
## PROPERTY HIGHLIGHTS

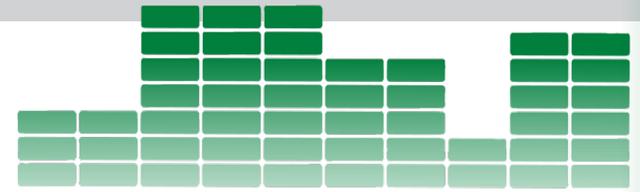
OFFICE SPACE IN MULTI-SUITE BUILDING LAYOUT FEATURING MAIN ROOM, 6 OFFICES, AND CONFERENCE AREA

BUILDING AMENITIES INCLUDE RESTROOMS, INTERIOR COURTYARD, ELEVATOR, GATED PARKING

N 1ST AVE TRAFFIC COUNT: 41,705 VPD (2022)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Est. Population	24,327	113,816	237,600
Median HouseHold Income	\$33,400	\$59,200	\$43,104
Households	10,494	50,566	107,976
Day Time Population	6,210	60,374	164,221





Grimm Commercial LLC

AREA AT A GLANCE

