

FOR SALE

675 W. Irvington Rd

Tucson, AZ 85714



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

JOSE TERRAZAS 520-484-3046  
JUAN C. PANTOJA 520-425-5718  
BROKERAGE@GRIMMCOMMERCIAL.COM

All information contained herein is deemed to be reliable but is not guaranteed by Grimm Commercial, LLC or any of its authorized representatives.

# FOR SALE

## 675 W. Irvington Rd

Tucson, AZ 85714



### THE PROPERTY

**AVAILABLE SPACE:** 7,386 SFT  
**LEASE TYPE/RATE:** CALL FOR MORE INFO  
**ZONING:** C-1  
**CITY OF TUCSON:** PERMITS LOW-INTENSITY COMMERCIAL USES THAT ARE COMPATIBLE WITH ADJACENT RESIDENTIAL USES

### PROPERTY HIGHLIGHTS

- LOCATED NEAR THE BUSY INTERSECTION OF IRVINGTON AND 12TH AVE
- 0.4 MILES TO INTERSTATE 19
- AMPLE PARKING WITH MULTIPLE ACCESS POINTS (30 SPACES)
- HIGH CEILINGS AND ROLL UP DOOR

| DEMOGRAPHICS                 | 1 MILE        | 5 MILE          |
|------------------------------|---------------|-----------------|
| 2023 EST. POPULATION         | 36,400        | 280,642         |
| HOUSEHOLDS                   | 19,870        | 120,787         |
| AVG HOUSEHOLD INCOME         | \$46,900      | \$60,198        |
| TOTAL CONSUMER SPENDING (\$) | \$479,260,042 | \$5,823,186,439 |

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

JOSE TERRAZAS 520-484-3046  
JUAN C. PANTOJA 520-425-5718  
BROKERAGE@GRIMMCOMMERCIAL.COM



**FOR SALE**

**675 W. Irvington Rd**

**Tucson, AZ 85714**



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

**JOSE TERRAZAS**      **520-484-3046**  
**JUAN C. PANTOJA**      **520-425-5718**  
**BROKERAGE@GRIMMCOMMERCIAL.COM**

All information contained herein is deemed to be reliable but is not guaranteed by Grimm Commercial, LLC or any of its authorized representatives.

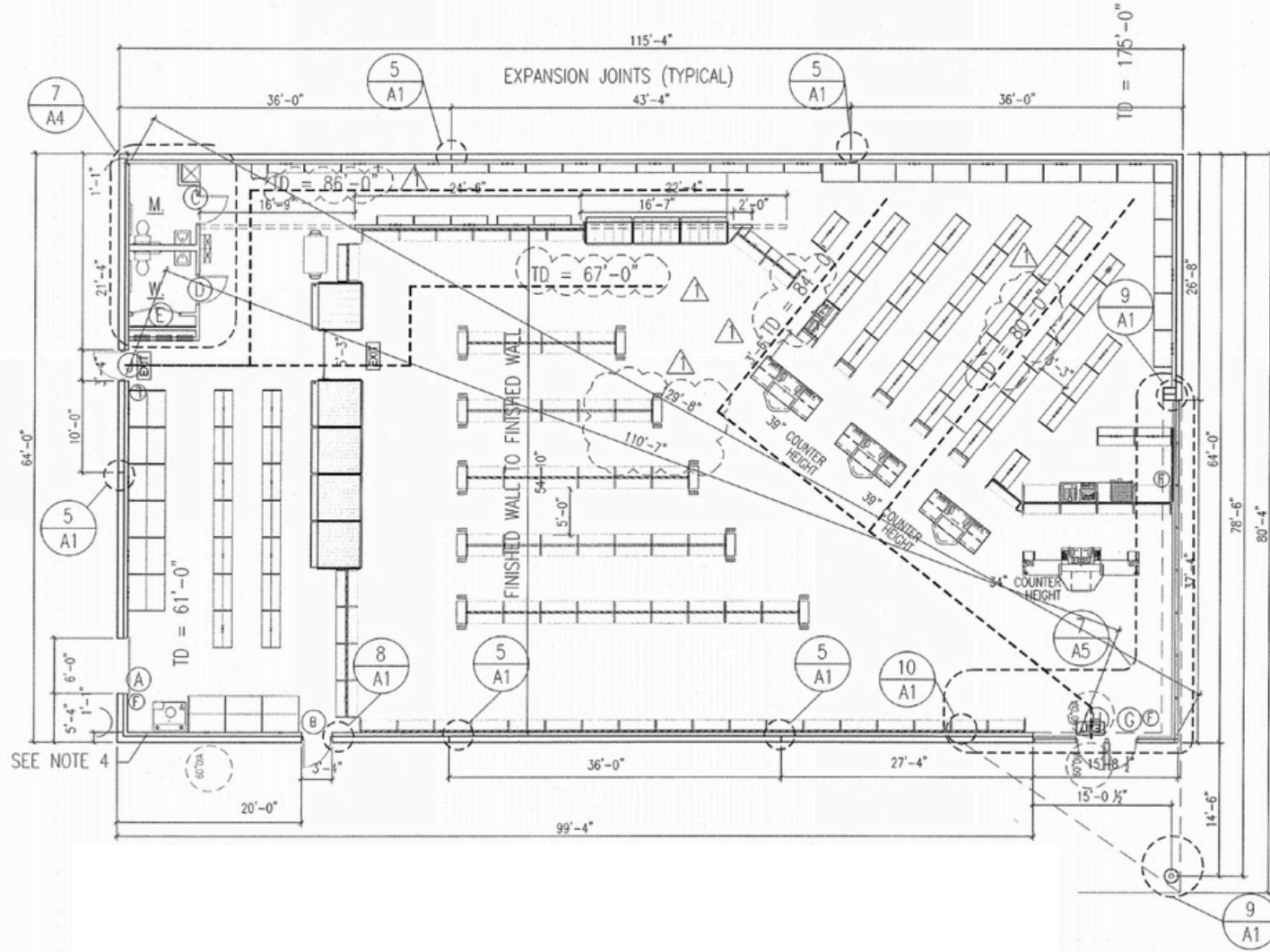
FOR SALE

675 W. Irvington Rd

Tucson, AZ 85714



Grimm Commercial LLC



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

JOSE TERRAZAS 520-484-3046  
JUAN C. PANTOJA 520-425-5718  
BROKERAGE@GRIMMCOMMERCIAL.COM

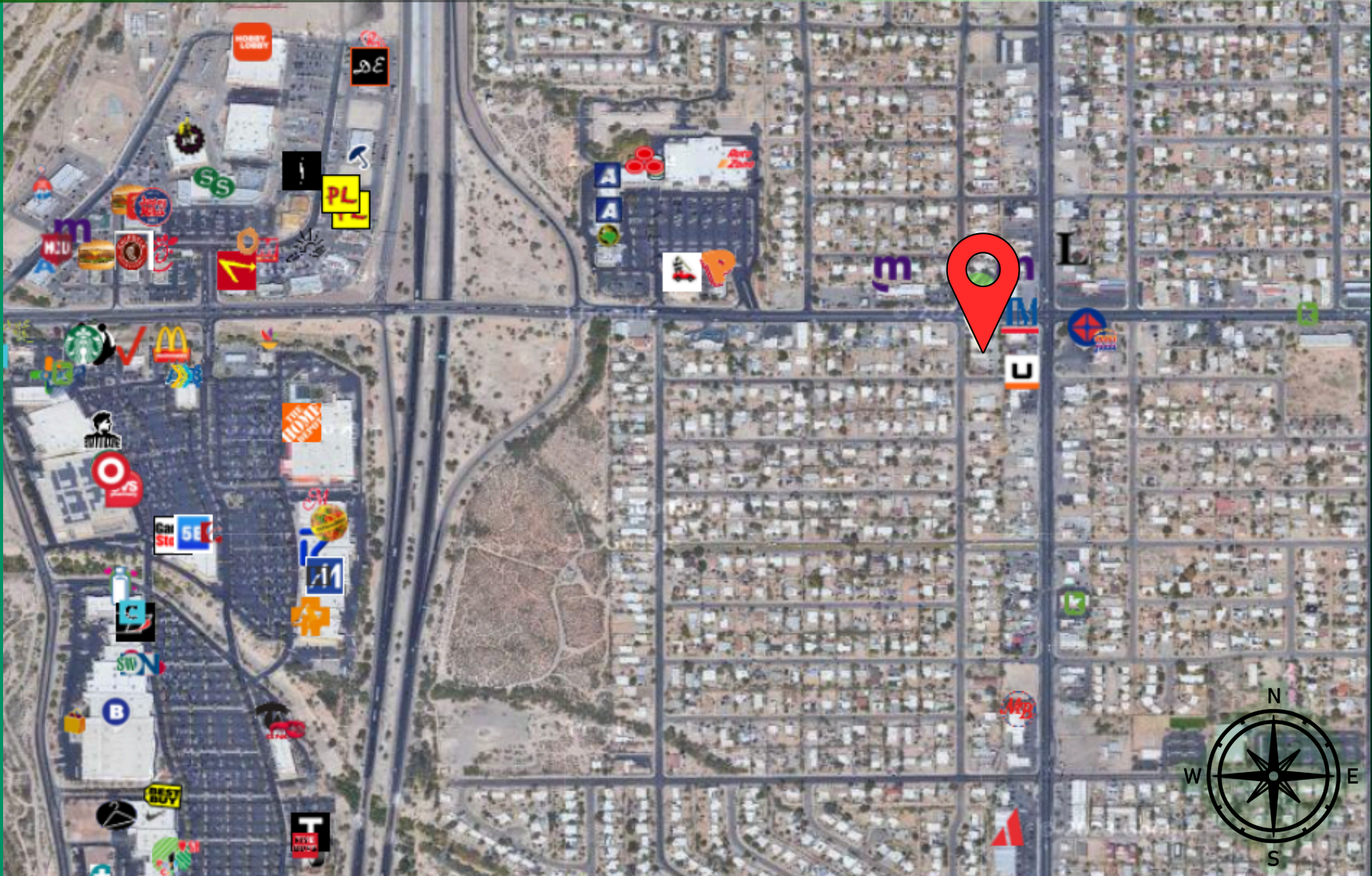
All information contained herein is deemed to be reliable but is not guaranteed by Grimm Commercial, LLC or any of its authorized representatives.



FOR SALE

675 W. Irvington Rd

Tucson, AZ 85714



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

JOSE TERRAZAS 520-484-3046  
JUAN C. PANTOJA 520-425-5718  
BROKERAGE@GRIMMCOMMERCIAL.COM

All information contained herein is deemed to be reliable but is not guaranteed by Grimm Commercial, LLC or any of its authorized representatives.