

# CROSSROADS FESTIVAL | 4811 E. GRANT ROAD | TUCSON, AZ 85712



OFFICE AND RETAIL FOR LEASE



6298 E. Grant Rd., Suite #100  
Tucson, AZ 85712  
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Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen - Designated Broker - Owner/Agent.

## AVAILABILITY

Office Space: #261 ±2,983 SF  
Office Space: #259 ±1,013 SF

**Lease Rate:** \$20.00 MG

## PROPERTY FEATURES

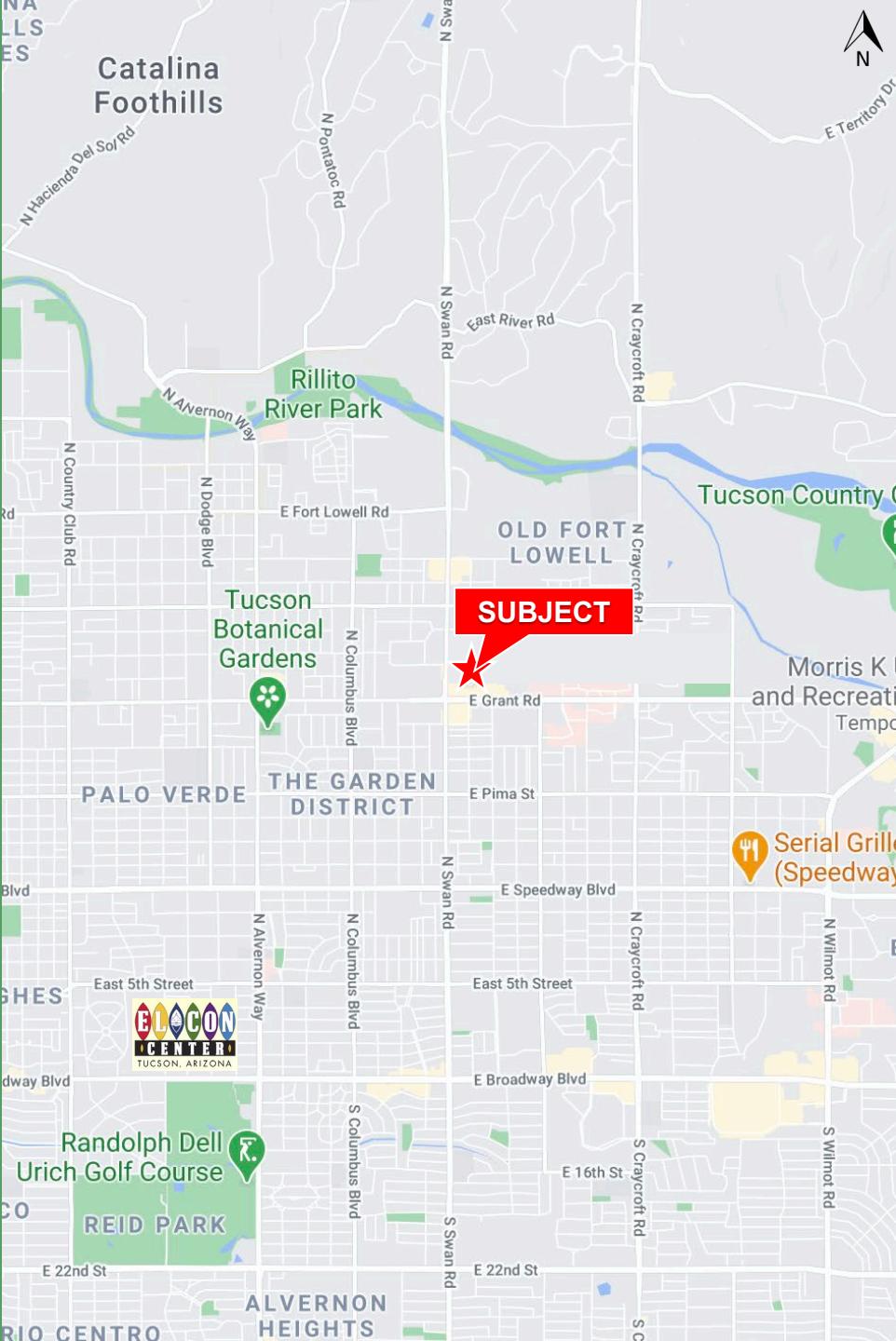
**Parking:** 9.510/1,000 SF

**Zoning:** C-2

**Total GLA:** 136,273 SF

## PROPERTY HIGHLIGHTS

- Tenants Include: Chipotle, T-Mobile, Verizon Wireless, Crumbl Cookies, Cup Bop, Smashburger, Roadhouse Cinema and Fry's Food & Drug
- The premier community shopping center in Tucson
- Located at a signalized intersection
- Abundant parking



# AERIAL MAP

Swan Rd. 33,000 VPD (2012)

Grant Rd. (42,000 VPD 2014)



AVAILABLE  
±2,983 SF & ±1,013 SF  
2nd Floor Office



Tenant	Suite #	Size (SF)
Supercuts	103	1,532
Holistix	105	1,210
Crumbl Cookies	107	1,300
Hapi Nails	109	1,300
Cub Bop	113	1,454
Amazing Lash Studio	115	1,394
Alpha Graphics	117	2,700
United Healthcare	119	2,804
Grant Road Dental	121	3,183
Doggie Funhouse	125	2,286
AT&T	127	1,268
Roadies	131	36,518
Friday Pilates	141	2,200
Body Central	147	4,940
Marple Leaf Salon	149	3,450
Roadhouse Cinemas	150	32,500
Fred Astaire Dance Studio	151	3,485
Anthony's Cigar	153	1,206
Mesquite Interiors	155	1,910
Zounds Hearing	156	1,302
Eileen's of Tucson	157	2,713
T-Mobile	161	3,523
Brightstar	255	2,678
<b>AVAILABLE</b>	<b>259</b>	<b>1,013</b>
<b>AVAILABLE</b>	<b>261</b>	<b>2,983</b>

Tenant	Suite #	Size (SF)
Roadhouse	262	1,574
Fast Med Urgent Care	PAD	2,922
Mattress Firm	PAD	4,000
Verizon Wireless	PAD	4,000
Kahu Hawaiian BBQ	PAD	2,300
Truland Burgers & Greens	PAD	3,900
First Watch	PAD	4,807
Compass Bank	PAD	7,600



# DEMOGRAPHICS (2020)

	1 Mile	3 Mile	5 Mile
<b>Population</b>	16,540	102,995	279,551
<b>Average Family income</b>	\$54,513	\$65,103	\$64,071
<b>Employees</b>	11,878	63,457	166,808
<b>Total Retail Expenditures</b>	\$276 Million	\$2.3 Billion	\$5.1 Billion

