



24,990 SF Former CVS Space Available For Sale or Lease

Santa Cruz Plaza

3754 S. 16th Avenue (NEC of I-19 & Ajo Way)

For more information, please contact
exclusive listing agents:

David Carroll
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Property Features:

- Located at the NEC of I-19 and Ajo Way in the Santa Cruz Plaza
- Shopping Center anchored by Fry's Food Stores. Other tenants include Dress Code & Boot Barn
- Former CVS with numerous upgrades performed in 2020
- Initial Lease Rate: \$7.75/sf, NNN
- Sale Price: \$3,775,000
- Loading Dock
- Monument Sign panels on multiple signs
- Numerous upgrades completed to the building in 2020



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Demographics:

Estimates	2 Mile	5 Miles	10 Miles
2025 Population	43,176	212,622	563,536
2025 Households	15,598	80,168	237,019
Average HH Income	\$60,720	\$70,521	\$75,512

Source: Costar

Traffic Counts:

I - 19	88,451 AADT (2018)
Ajo Way	30,099 VPD (2025)

Source: Pima Association of Governments and ADOT

Pricing & Terms:

Initial Lease Rate:	\$7.75/SF on a NNN Basis
Desired Lease Term:	5 - 10 Years
Annual Increases:	4%
Condition of Space:	Quoted rate is for taking space "as-is"
2025 Taxes:	\$37,022.79 (± \$1.48/SF)
2026 Association Dues:	\$36,379.68 (± \$1.46/SF)
2026 NNN Estimate:	± \$3.18/SF
Zoning:	C-2 City of Tucson
Sale Price:	\$3,775,000

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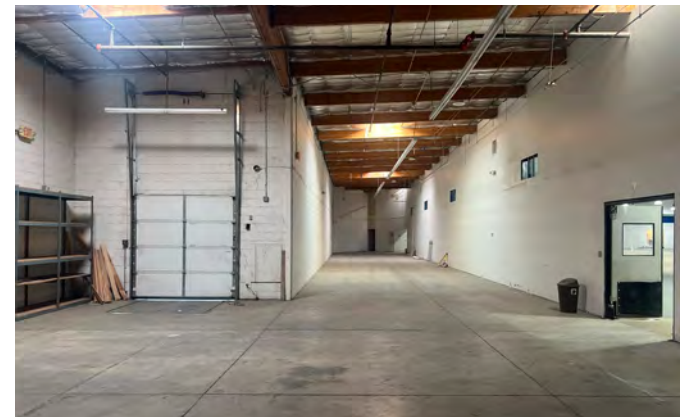
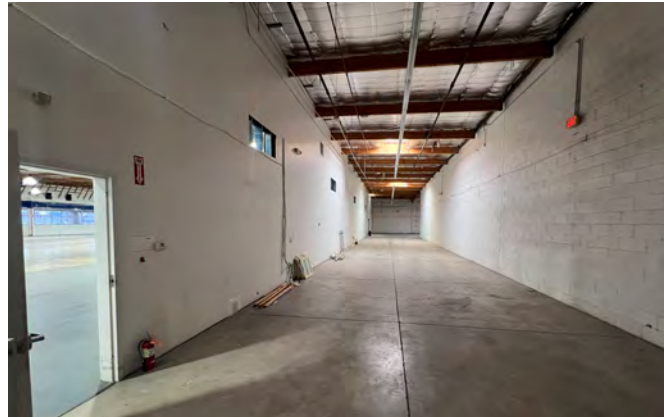
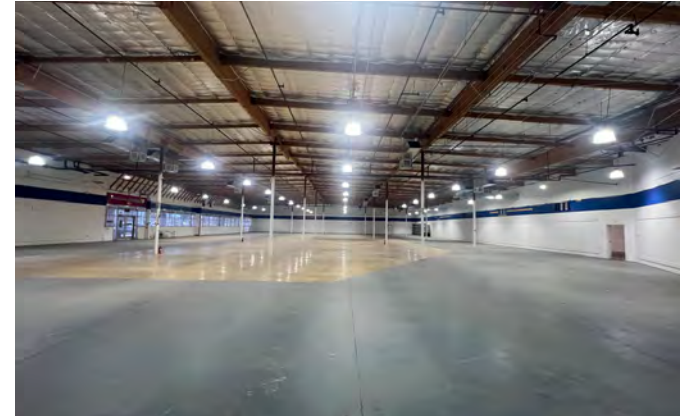
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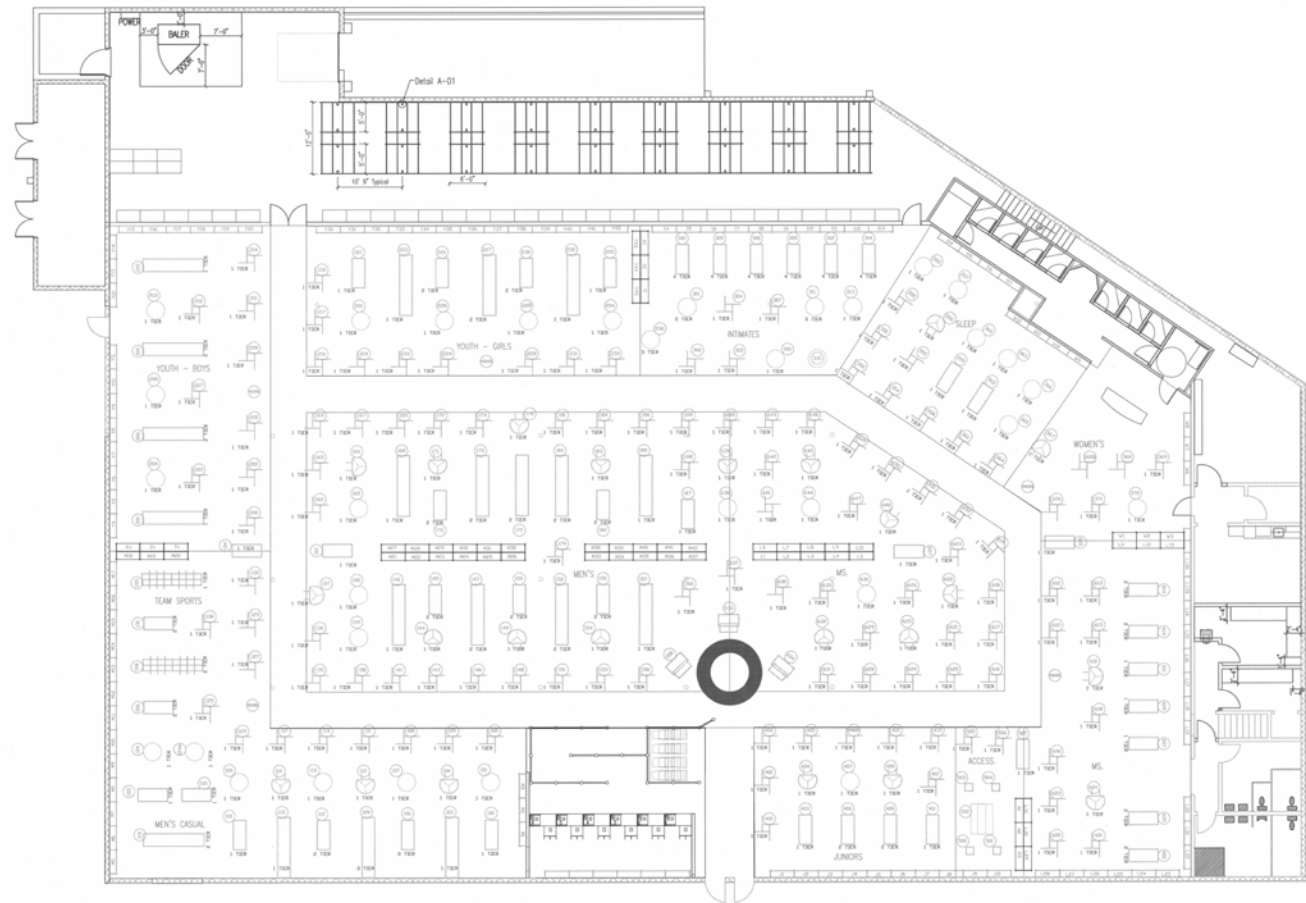
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