

525 W Valencia Rd

Tucson, AZ 85706



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Property Highlights

- Excellent hard corner visibility
- High traffic counts along Valencia with more than $\pm 63,000$ VPD at the intersection
- Located just $\frac{1}{2}$ mile East of Interstate I-19
- Nearby Tucson International Airport and retailers Food City, Dollar Tree and O'Reilly Autoparts.
- Former Walgreens; Master Lease term ends Dec. 31, 2026.



$\pm 14,560$ SF

BUILDING SIZE

Sublease Rate

CONTACT AGENT

C-1

ZONING, TUCSON

Traffic Counts

Source: PAG & ADOT



48,176 VPD

VALENCIA ROAD - 2024



14,288 VPD

12TH AVENUE - 2024

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Demographics

Source: ESRI, 2024 Estimates



Population

15,359	79,991	153,248
1-MILE	3-MILE	5-MILE



Daytime Population

10,920	69,837	172,695
1-MILE	3-MILE	5-MILE

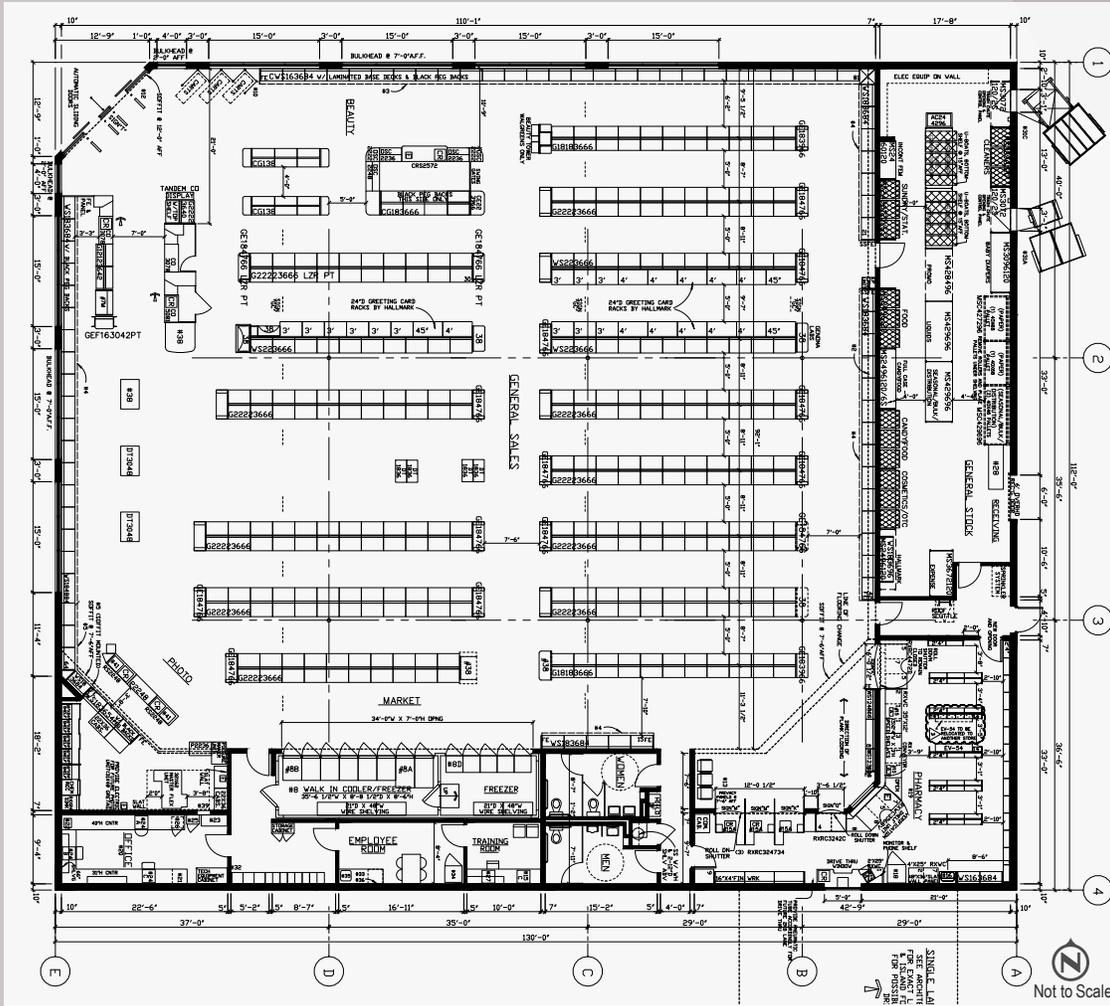


Avg Household Income

\$62,817	\$71,500	\$74,027
1-MILE	3-MILE	5-MILE



Not to Scale



Site Plan

