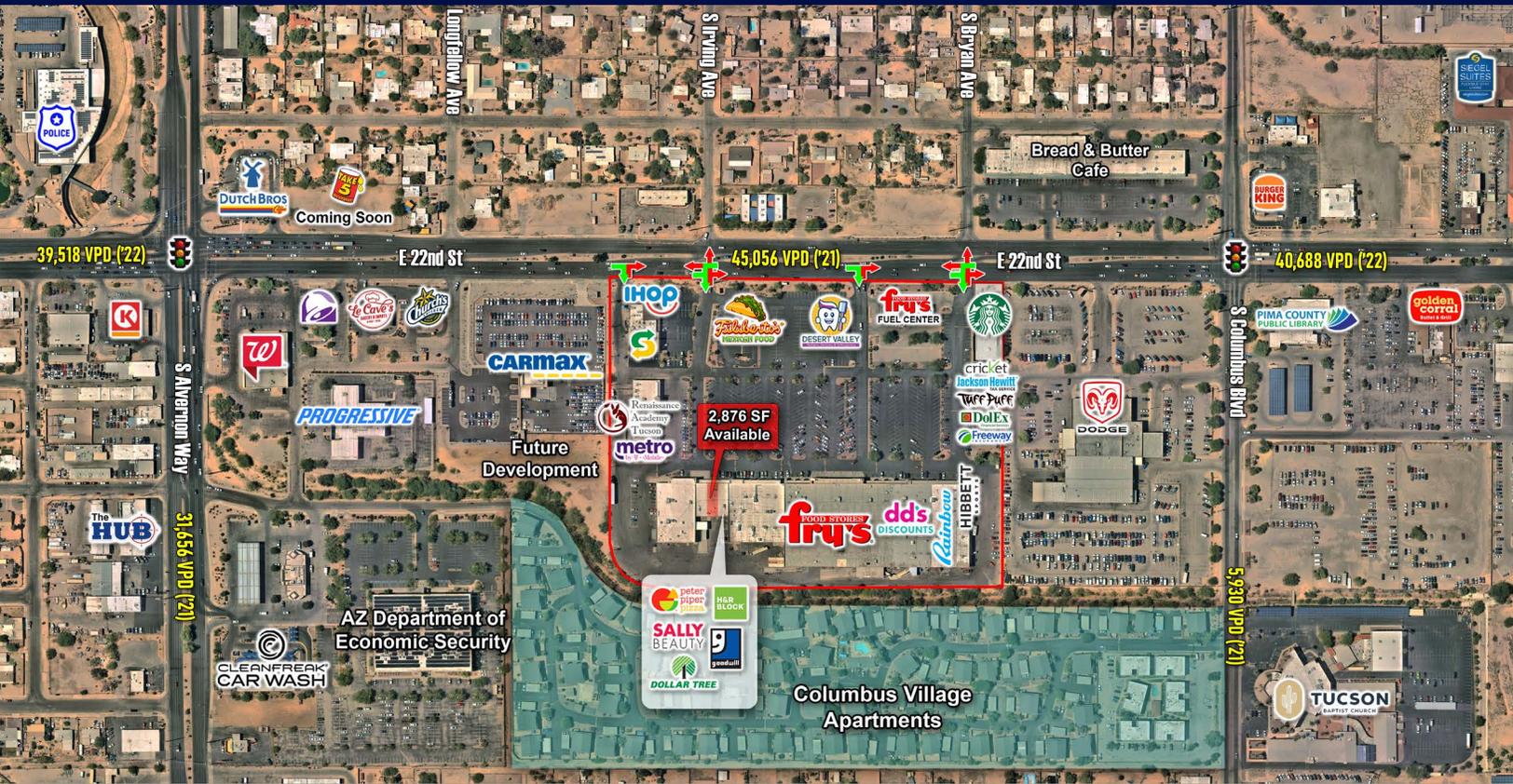


**AVAILABLE: 2,876 SF FOR LEASE**



**PROPERTY HIGHLIGHTS**

- Fry's Food & Drug anchored shopping center with a vibrant tenant mix that includes DD's Discounts, Peter Piper Pizza, Sally Beauty, Hibbett Sports, Dollar Tree, Starbuck's, Filiberto's, Denny's & more!
- New IHOP is now open!
- Tucson, Arizona is the 2nd Largest City in the State of Arizona, with a population of over 1,000,000 people!
- Dense infill trade area with tremendous residential and commercial development activity in the immediate vicinity.
- Located at the intersection of 22nd St and Alvernon, which sees over 75,000 vehicles per day.



**AVERAGE HH INCOME**  
\$66,529 (3 mile radius)



**POPULATION**  
91,989 (3 mile radius)



**DAYTIME EMPLOYMENT**  
66,676 (3 mile radius)



**TRAFFIC COUNTS**  
E 22nd St: 45,056 VPD  
S Alvernon Way: 31,656 VPD

\* Demographics ©ESRI 2022 | Traffic Counts @AZDOT 2021





Suite	Tenant	SF
4054	Wavemax	4,080
4064	Renaissance Academy	7,230
4072	Metro by T-Mobile	1,200
4082	Goodwill	15,268
4090	H&R Block	2,000
<b>4092</b>	<b>Available (2nd Generation Fitness Space)</b>	<b>2,876</b>
4096	Sally Beauty	1,880
4112	Peter Piper Pizza	10,638
4122	Dollar Tree	11,063
4130	Fry's Food Stores	61,561
4140	Children's Choice Dental	3,267
4152	Ross/DD's Discounts	20,200
4154	Rainbow	11,562
4154-100	Hibbett Sports	4,750
4156	Auto Repair	4,021
4170	Lee's Store	4,000
4176	Nail Salon	1,000
4178	Freeway Insurance	1,000
4180	DolEx Dollar Express	1,033
4184	Tuff Puff Smoke Shop	1,892
4186	Jackson Hewitt	1,250
4188	Cricket Wireless	750
PAD	Starbucks	



2,876 SF Available

31,656 VPD (21)

45,056 VPD (21)

Full Access Movement onto 22nd St

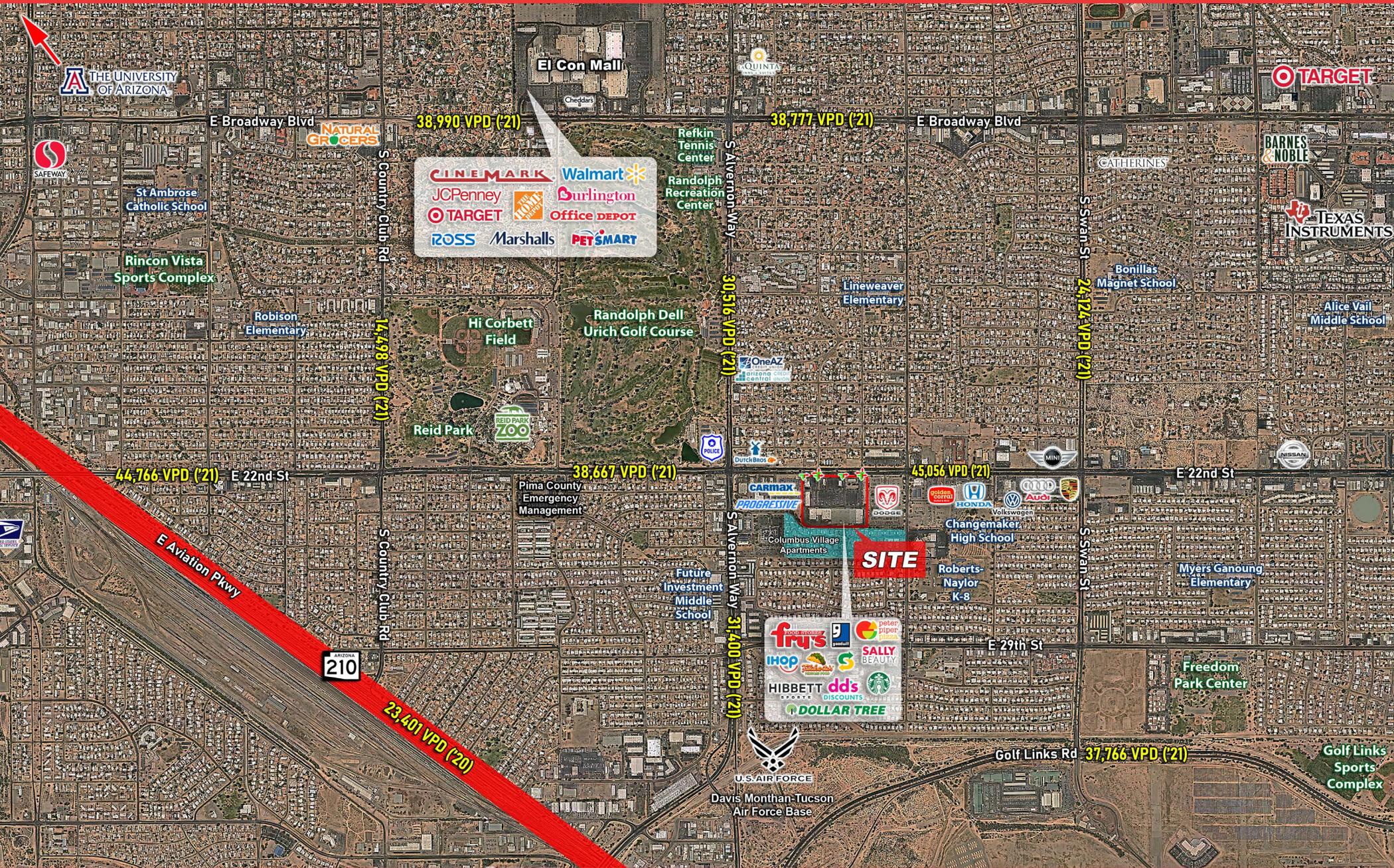
  
Davis Monthan-Tucson  
Air Force Base

2,876 SF  
Available

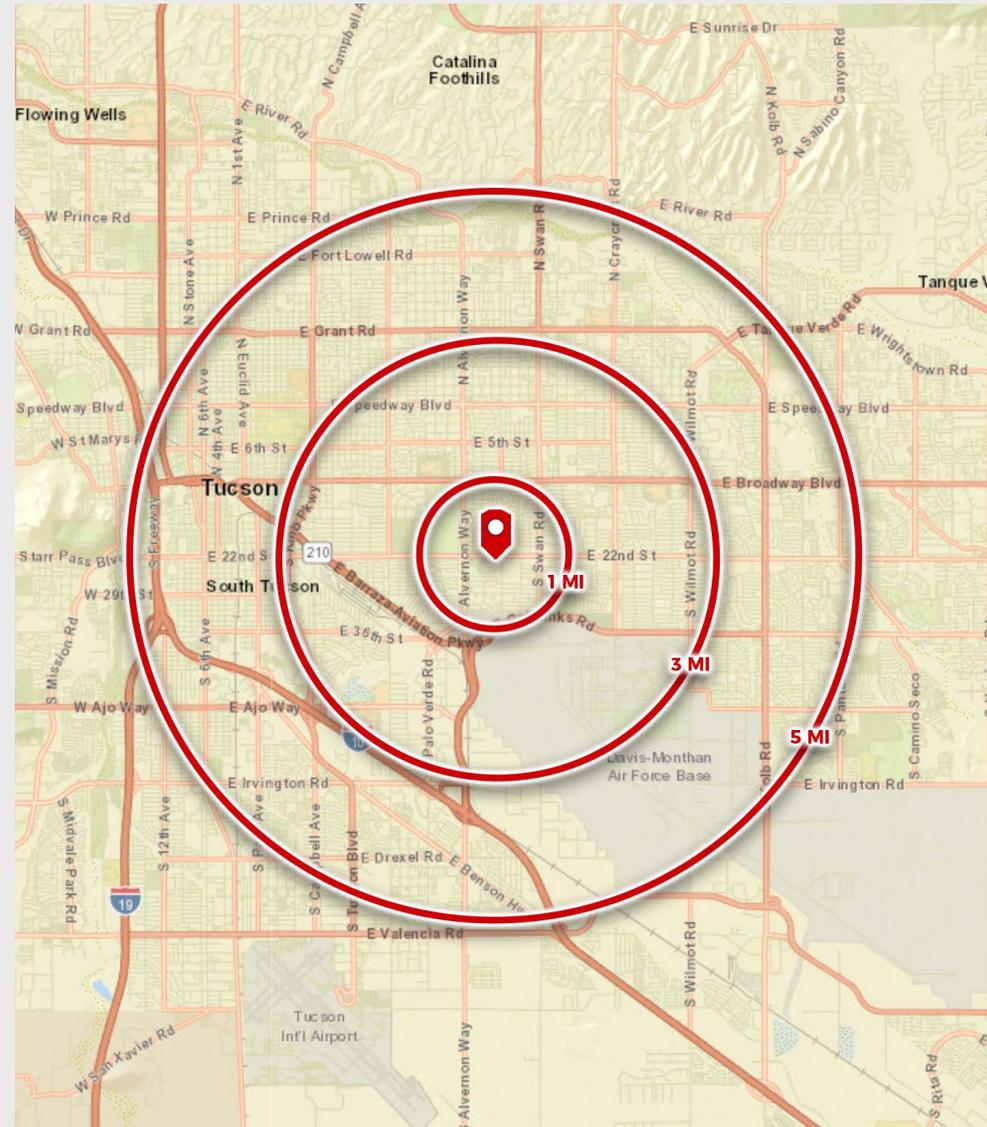
Columbus Village  
Apartments

Full Access Movement  
onto 22nd St

E 22nd St 45,056 VPD ('21)



	1 mile	3 miles	5 miles
<b>POPULATION SUMMARY</b>			
2000 Total Population	15,277	92,993	277,199
2010 Total Population	14,254	91,923	280,424
2022 Total Population	13,767	91,989	284,806
2027 Total Population	13,837	92,679	287,469
2019-2024 Annual Rate	0.10%	0.15%	0.19%
2022 Total Daytime Population	16,371	115,863	363,796
Workers	8,387	66,676	209,073
Residents	7,984	49,187	154,723
<b>HOUSEHOLD SUMMARY</b>			
2000 Households	5,743	39,230	112,873
2010 Households	5,410	38,454	113,916
2022 Households	5,767	40,186	121,868
2027 Households	5,830	40,726	123,970
<b>2022 HOUSING UNIT SUMMARY</b>			
Owner Occupied Housing Units	47.1%	43.0%	41.3%
Renter Occupied Housing Units	44.6%	49.1%	50.2%
<b>2022 HOUSEHOLD INCOME &amp; HOME VALUE</b>			
Average Household Income	\$55,803	\$66,529	\$65,011
Average Home Value	\$228,141	\$289,941	\$269,254
<b>2022 POPULATION BY RACE/ETHNICITY</b>			
Total	13,767	91,988	284,805
White Alone	45.1%	54.5%	54.4%
Black Alone	7.4%	7.0%	6.0%
American Indian Alone	3.5%	2.7%	2.9%
Asian Alone	2.5%	3.2%	3.2%
Pacific Islander Alone	0.3%	0.4%	0.3%
Some Other Race Alone	20.1%	13.8%	15.4%
Two or More Races	21.1%	18.3%	17.8%
Hispanic Origin	49.9%	38.6%	40.8%
Diversity Index	85.2	81.3	81.6
<b>2022 POPULATION BY AGE</b>			
Total	13,768	91,990	284,804
0 - 4	7.4%	6.5%	6.0%
5 - 9	7.4%	6.0%	5.7%
10 - 14	6.7%	5.6%	5.4%
15 - 24	13.4%	13.7%	17.5%
25 - 34	16.0%	17.2%	16.8%
35 - 44	12.6%	12.2%	11.7%
45 - 54	11.1%	10.4%	10.0%
55 - 64	11.5%	11.9%	11.0%
65 - 74	8.6%	9.6%	8.9%
75 - 84	3.8%	4.6%	4.7%
85 +	1.4%	2.2%	2.4%
18 +	74.6%	78.8%	79.8%
2022 Median Age	34.4	35.7	34.1
<b>2022 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT</b>			
Total	8,959	62,732	186,155
Some College, No Degree	24.6%	22.5%	23.3%
Associate Degree	7.8%	9.1%	8.5%
Bachelor's Degree	15.5%	18.3%	18.3%
Graduate/Professional Degree	9.5%	15.2%	12.8%



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