

OXFORD PLAZA - SHOPS FOR LEASE

NEC of 22nd & Wilmot
6383 E 22nd Street, Tucson AZ



Exclusively represented by

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FEATURES

AVAILABLE	±1,500 SF ±1,200 SF
LEASE RATE	Contact Agent

HIGHLIGHTS

- Anchored by CAL Ranch
- Across the street from Tucson's largest auto dealership
- Prominent, signalized intersection with great access from any direction
- Densely populated trade area
- One mile away from Park Place Mall
- C-1 and C-2 zoning

DEMOGRAPHICS

(2022 Estimates)

	1-MILE	3-MILES	5-MILES
Population	14,799	118,728	242,061
Avg Household Income	\$77,555	\$70,949	\$82,143
Total Employees	3,859	47,869	95,910

SOURCE: Applied Geographic Solutions/TIGER Geography, 4/2023

TRAFFIC COUNTS

22nd STREET	38,452 AADT (2023)
WILMOT	33,377 AADT (2023)

SOURCE: REGIS SITES USA 2022



WILMOT ROAD 33,377 AADT (2023)

In Escrow

Planned
QSR

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**Jim Click
Dealership**

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