

2351 N. ALVERNON WAY

SW CORNER OF GRANT RD AND ALVERNON WAY, TUCSON, AZ



- 2nd Floor Space: 910 SF & 1,064 SF
Contiguous up to 1,974 SF
(See Floorplan)
- Lease Rate: \$9.00/SF
- Lease Type: Modified Gross
- Zoned: C-1, City of Tucson
- Floor to ceiling windows with great mountain views

- Large Open Floor Plans
- Excellent Midtown location
- Abundance of restaurants & retailers in area
- High Traffic Counts
- On Bus Line
- Easy Access from all areas of town
- Great Visibility

Exclusively Represented By:

Robert Nolan

c(520)465-5946

rnolan@oxfordrealtyadvisors.com



6262 N. Swan Road, Suite 175
Tucson, AZ 85718

Phone (520) 232-0200

Fax (520) 232-0300

www.oxfordrealtyadvisors.com

AERIAL

2351 N. ALVERNON WAY



TRAFFIC COUNTS

Grant Blvd:	53,115 Average VPD
Alvernon Way:	37,180 Average VPD
Total:	76,000 Average VPD

Source: CoStar 2023

DEMOGRAPHICS

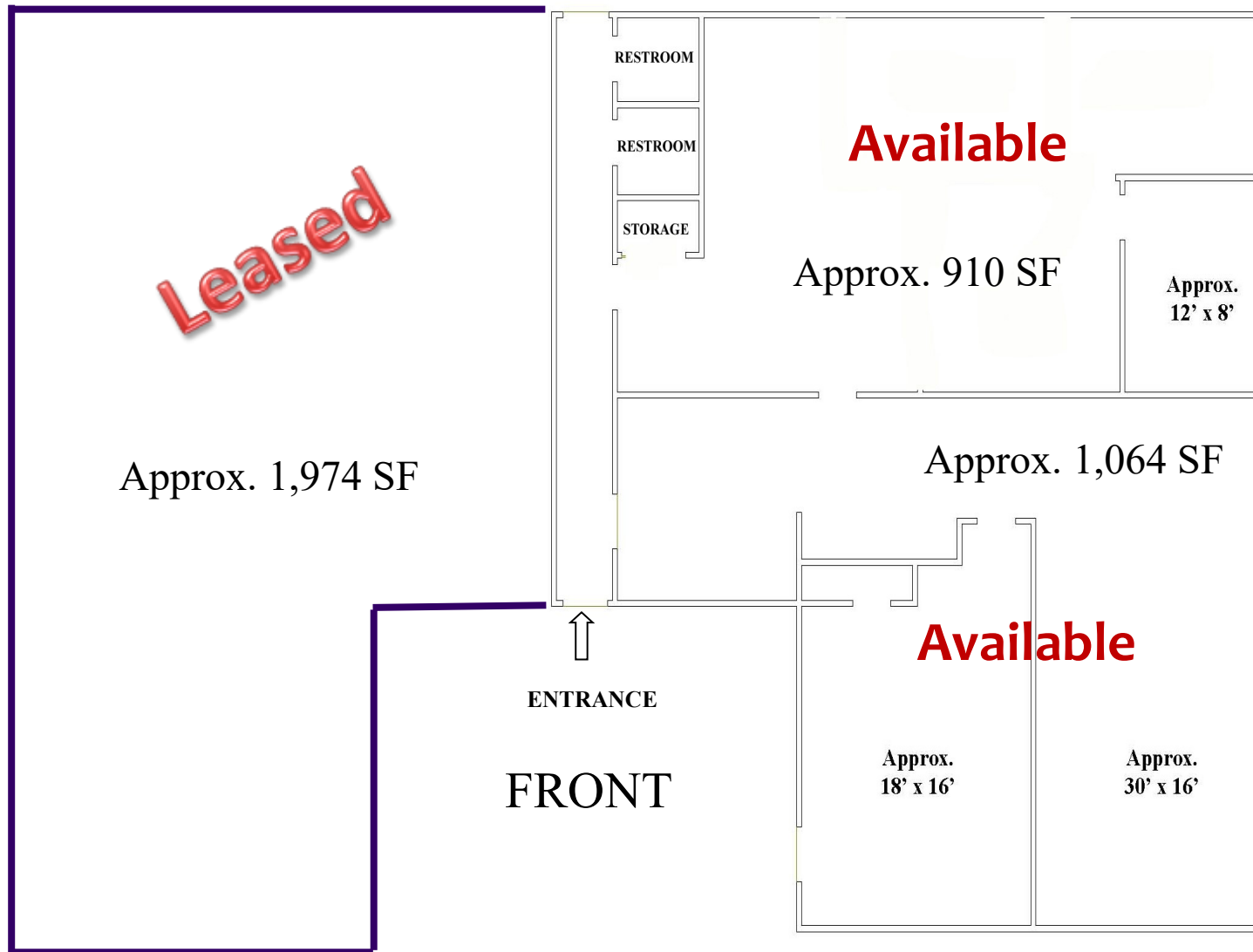
	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	22,937	116,853	284,411
Average HH Income:	\$48,436	\$62,356	\$62,950

Source: CoStar 2023



6262 N Swan Road, Suite 175
Tucson, AZ 85718
Phone (520) 232-0200
Fax (520) 232-0300
www.oxfordrealtyadvisors.com

2nd Floor Space



Exclusively Represented By:

Robert Nolan

c(520)465-5946

rnolan@oxfordrealtyadvisors.com



Oxford
REALTY ADVISORS

6262 N Swan Road, Suite 175
Tucson, AZ 85718
Phone (520) 232-0200
Fax (520) 232-0300
www.oxfordrealtyadvisors.com

Post Construction Site Plan



Exclusively Represented By:

Robert Nolan

c(520)465-5946

rnolan@oxfordrealtyadvisors.com

Oxford
REALTY ADVISORS

6262 N Swan Road, Suite 175

Tucson, AZ 85718

Phone (520) 232-0200

Fax (520) 232-0300

www.oxfordrealtyadvisors.com

The information contained herein has been given to us by the owner of the property or obtained from sources we deem reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.