

FOR LEASE

675 W. Irvington Rd

Tucson, AZ 85714



GRIMM COMMERCIAL LLC
3776 N 1ST AVE STE.200
TUCSON, ARIZONA 85719

JUAN C. PANTOJA 520-425-5718
BROKERAGE@GRIMMCOMMERCIAL.COM

All information contained herein is deemed to be reliable but is not guaranteed by Grimm Commercial, LLC or any of its authorized representatives.

FOR LEASE

675 W. Irvington Rd

Tucson, AZ 85714



THE PROPERTY

AVAILABLE SPACE: 7,386 SFT
LEASE TYPE/RATE: CALL FOR MORE INFO
ZONING: C-1
CITY OF TUCSON: PERMITS LOW-INTENSITY COMMERCIAL USES THAT ARE COMPATIBLE WITH ADJACENT RESIDENTIAL USES

PROPERTY HIGHLIGHTS

- LOCATED NEAR BUSY INTERSECTION: IRVINGTON AND 12TH AVE WITH MAJOR RETAIL VICINITY NEARBY
- 0.4 MILES TO INTERSTATE 19
- AMPLE PARKING WITH MULTIPLE ACCESS POINTS (30 SPACES)
- EXTERIOR ROLL UP DOOR

DEMOGRAPHICS	1 MILE	5 MILE
2023 EST. POPULATION	36,400	280,642
HOUSEHOLDS DAYTIME	19,870	120,787
AVG HOUSEHOLD INCOME	\$46,900	\$60,198
TOTAL CONSUMER SPENDING (\$)	\$479,260,042	\$5,823,186,439

GRIMM COMMERCIAL LLC
3776 N 1ST AVE STE.200
TUCSON, ARIZONA 85719

JUAN C. PANTOJA 520-425-5718
BROKERAGE@GRIMMCOMMERCIAL.COM

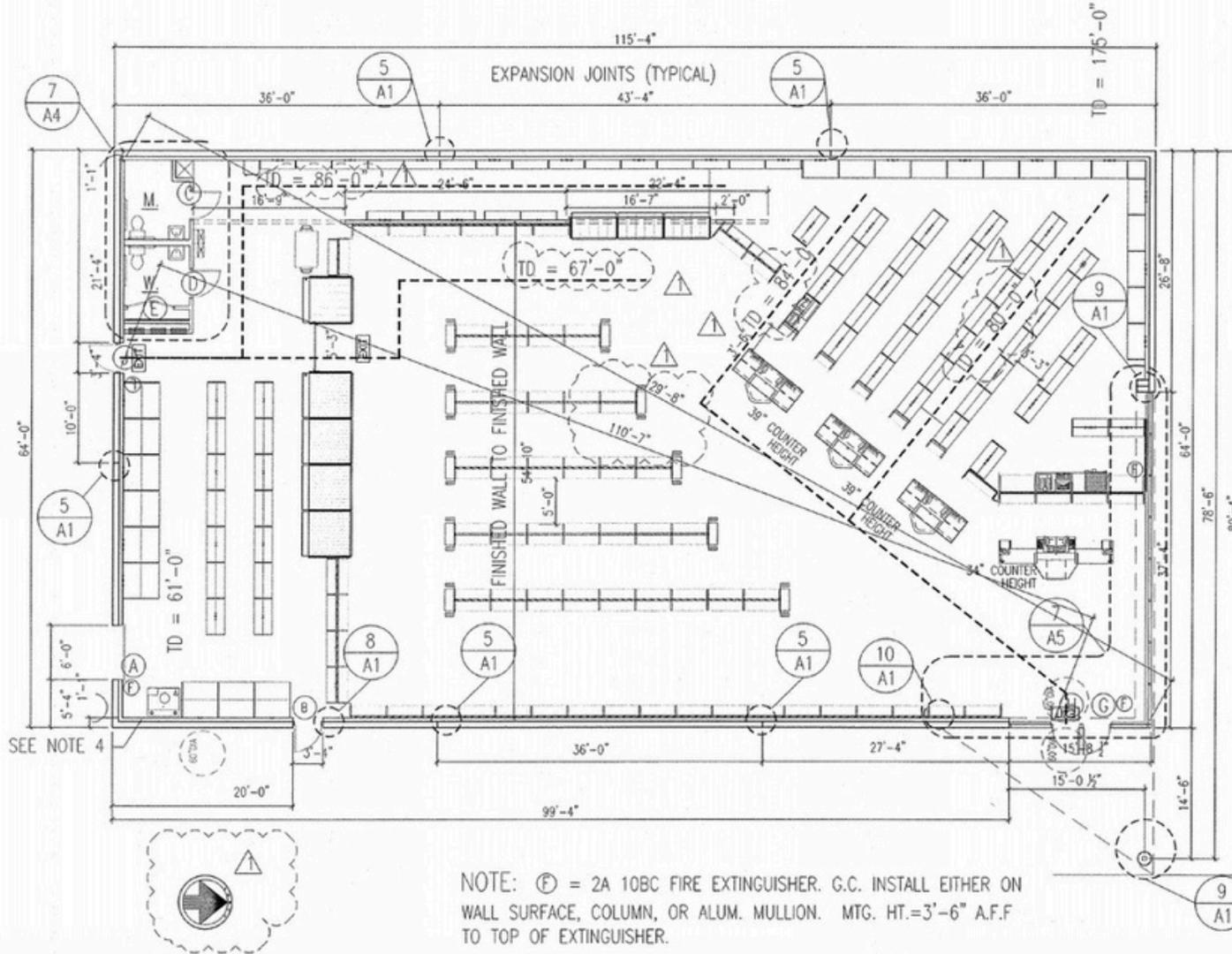
FOR LEASE

675 W. Irvington Rd

Tucson, AZ 85714



Grimm Commercial LLC



GRIMM COMMERCIAL LLC
3776 N 1ST AVE STE.200
TUCSON, ARIZONA 85719

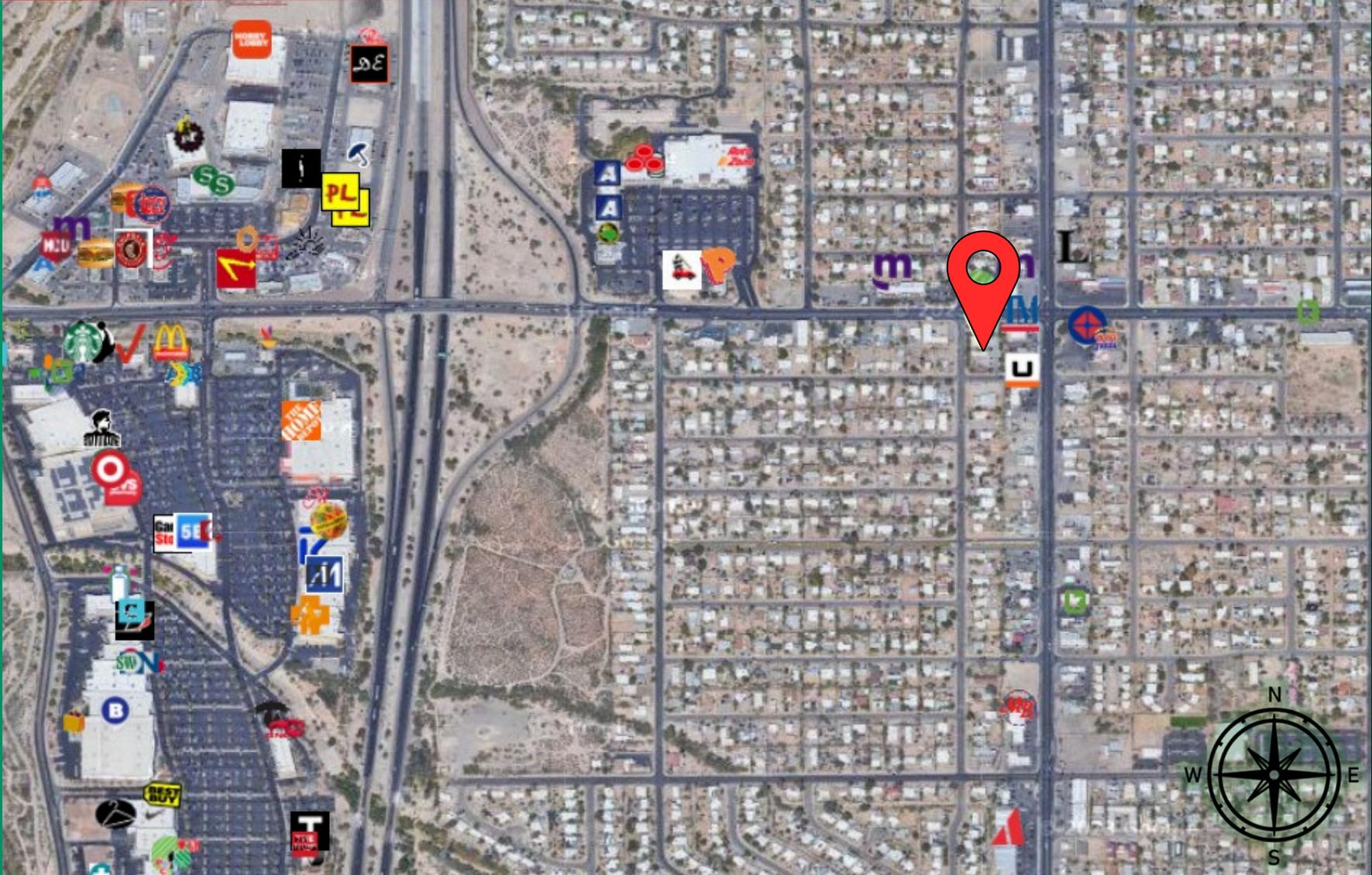
JUAN C. PANTOJA 520-425-5718
BROKERAGE@GRIMMCOMMERCIAL.COM

All information contained herein is deemed to be reliable but is not guaranteed by Grimm Commercial, LLC or any of its authorized representatives.

FOR LEASE

675 W. Irvington Rd

Tucson, AZ 85714



GRIMM COMMERCIAL LLC
3776 N 1ST AVE STE.200
TUCSON, ARIZONA 85719

JUAN C. PANTOJA 520-425-5718
BROKERAGE@GRIMMCOMMERCIAL.COM

All information contained herein is deemed to be reliable but is not guaranteed by Grimm Commercial, LLC or any of its authorized representatives.