



24,990 SF Former CVS Space Available For Sale or Lease

Santa Cruz Plaza

3754 S. 16th Avenue (NEC of I-19 & Ajo Way)

For more information, please contact
exclusive listing agents:

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License #LC509321000



Property Features:

- Located at the NEC of I-19 and Ajo Way in the Santa Cruz Plaza
- Shopping Center anchored by Fry's Food Stores. Other tenants include Dress Code & Boot Barn
- Former CVS with numerous upgrades performed in 2020
- Initial Lease Rate: \$6.96/sf, NNN *only 58¢/SF per month
- Sale Price: \$3,250,000
- Loading Dock
- Monument Sign panels on multiple signs
- Numerous upgrades completed to the building in 2020



The above information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. We make no representations or warranties that the premises are free of environmental hazards or that the premises are suitable in all respects to your contemplated use. You should conduct an independent investigation of all pertinent property information. We bear no liability for any errors, inaccuracies, or omissions.



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Demographics:

Estimates	2 Mile	5 Miles	10 Miles
2025 Population	43,176	212,622	563,536
2025 Households	15,598	80,168	237,019
Average HH Income	\$60,720	\$70,521	\$75,512

Source: Costar

Traffic Counts:

I - 19	88,451 AADT (2018)
Ajo Way	30,099 VPD (2025)

Source: Pima Association of Governments and ADOT

Pricing & Terms:

Initial Monthly Lease Rate:	Only 58¢/SF monthly on a NNN Basis!
Initial Annual Lease Rate:	Only \$6.96/SF annually on a NNN Basis
Desired Lease Term:	5 - 10 Years
Annual Increases:	4%
Condition of Space:	Quoted rate is for taking space "as-is"
2025 Taxes:	\$37,022.79 (± \$1.48/SF)
2026 Association Dues:	\$36,379.68 (± \$1.46/SF)
2026 NNN Estimate (Annual):	± \$3.18/SF
Zoning:	C-2 City of Tucson
Sale Price:	\$3,250,000 (± \$130.05/SF)

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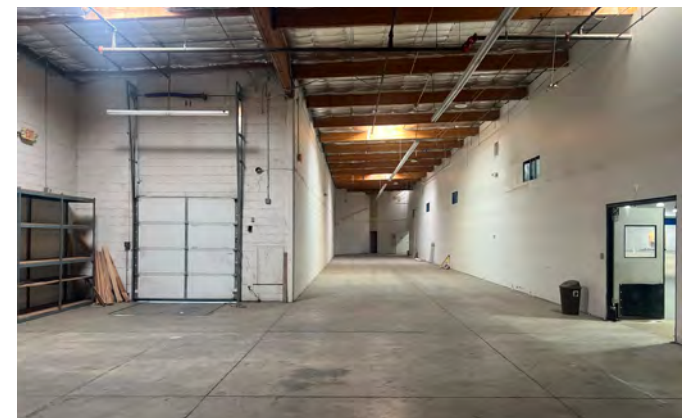
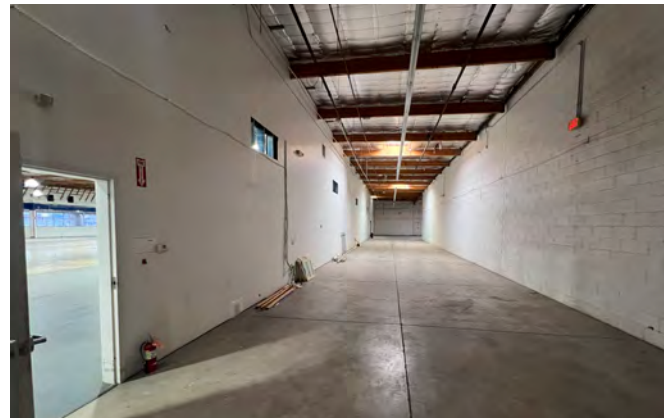
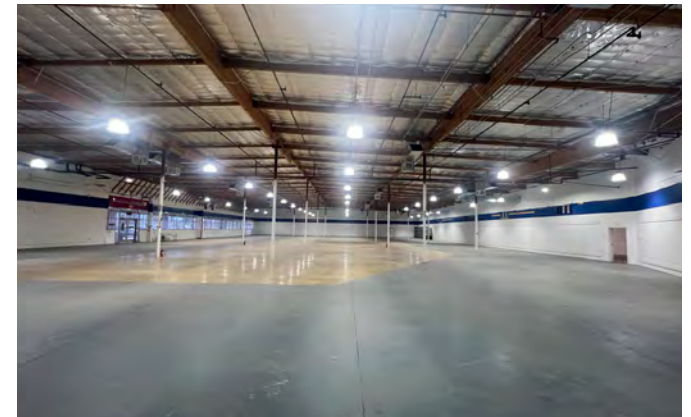
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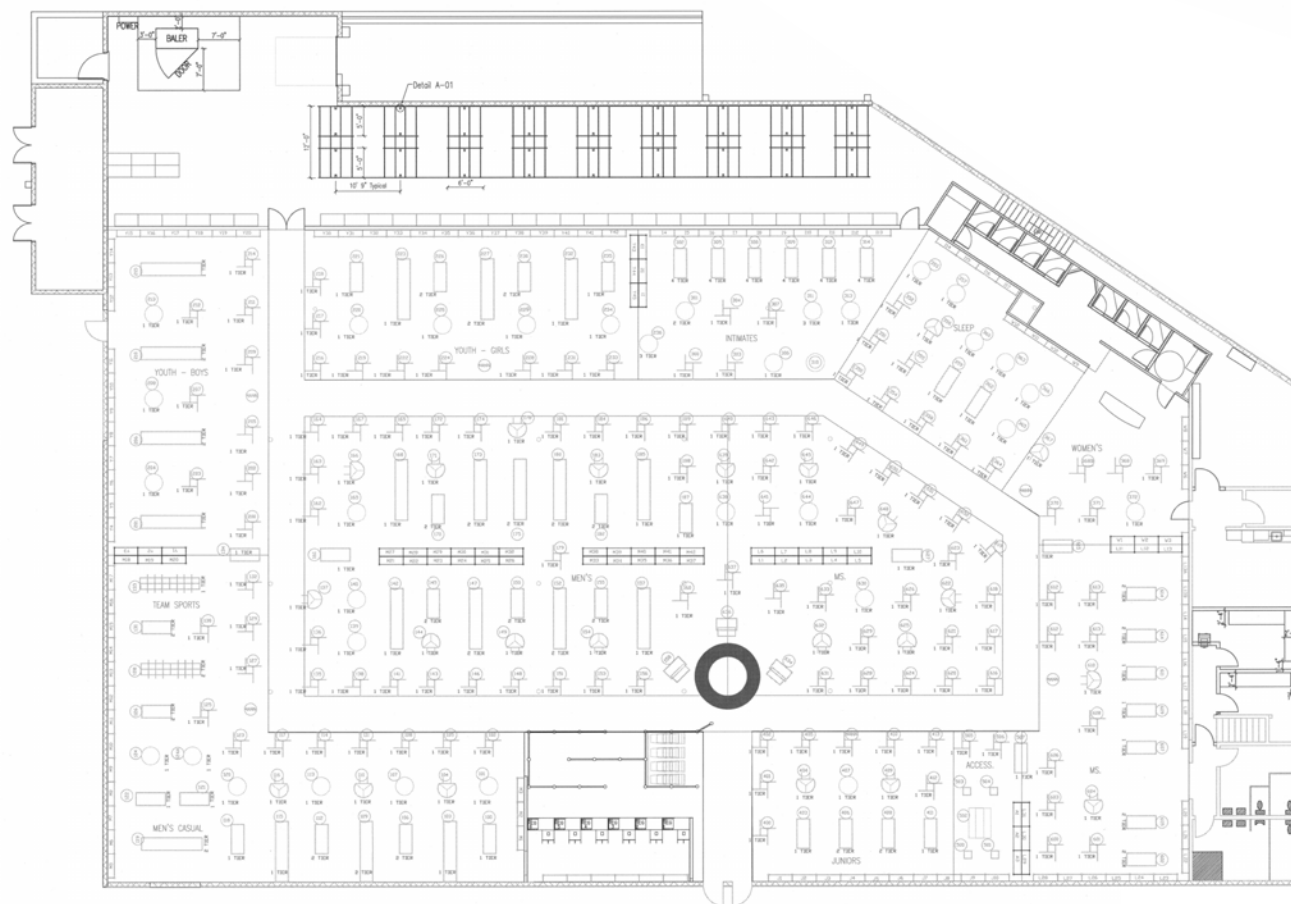
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