

For Sublease

CBRE

NEC Irvington & I-19

902 W Irvington Rd | Tucson, AZ 85714

Former Grocer Available



±50,000 SF

Available Retail Big Box

±50,000

SF Available

Contact
Agent

Lease Rate

\$4.70

NNN Per SF,
Est 2026

C-2

Zoning, City
of Tucson

326

Parking
Spaces

2

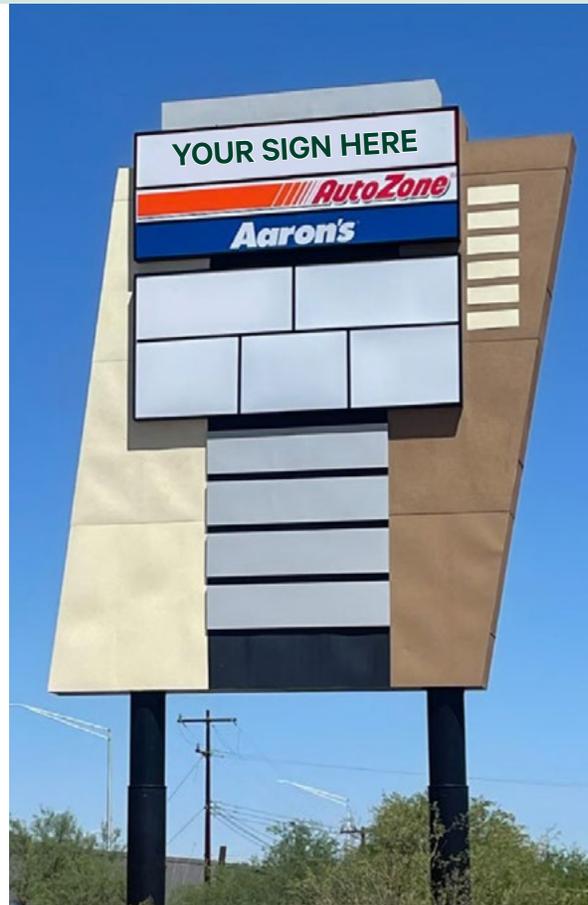
Dock High
Loading

±22'

Clear Height



Irvington Rd Monument Sign



I-10 Freeway Pylon Sign

Property Summary

- + Offers 209 feet of frontage
- + Located just off the full-diamond interchange from Irvington Rd at a major retail hub
- + Dense, well-established surrounding neighborhoods with over 111,901 people residing within a 5-mile radius
- + Close proximity to the Tucson VA Medical Center with approximately 3,000 employees
- + I-19 widens the trade area with quick drive from Green Valley, Nogales, etc!

Current Tenants



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Traffic Counts

24,643

Irvington Rd, AADT

85,053

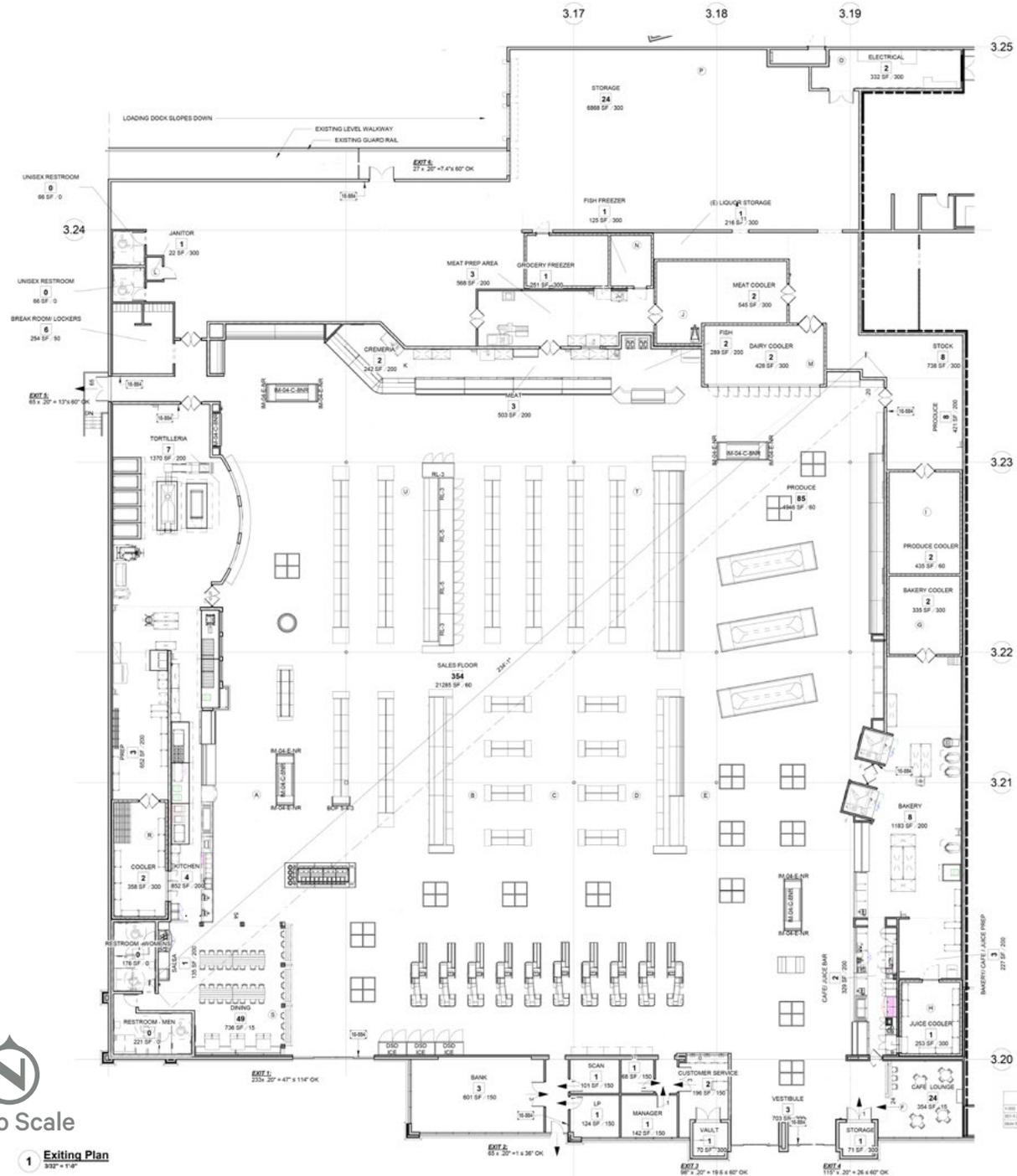
Interstate 19, AADT

109,696

Total, AADT

Source: ADOT 2024
Annual Average Daily Traffic
(2-way)

Floor Plan



Not to Scale

1 **Exiting Plan**
392' x 114'

Demographics

Population

13,053

1-Mile

104,236

3-Mile

198,693

5-Mile

Daytime Population

11,686

1-Mile

90,935

3-Mile

224,195

5-Mile

Average Household Incomes

\$68,348

1-Mile

\$69,862

3-Mile

\$73,982

5-Mile

Housing Units

5,298

1-Mile

38,844

3-Mile

78,147

5-Mile

Average Home Values

\$212,871

1-Mile

\$240,870

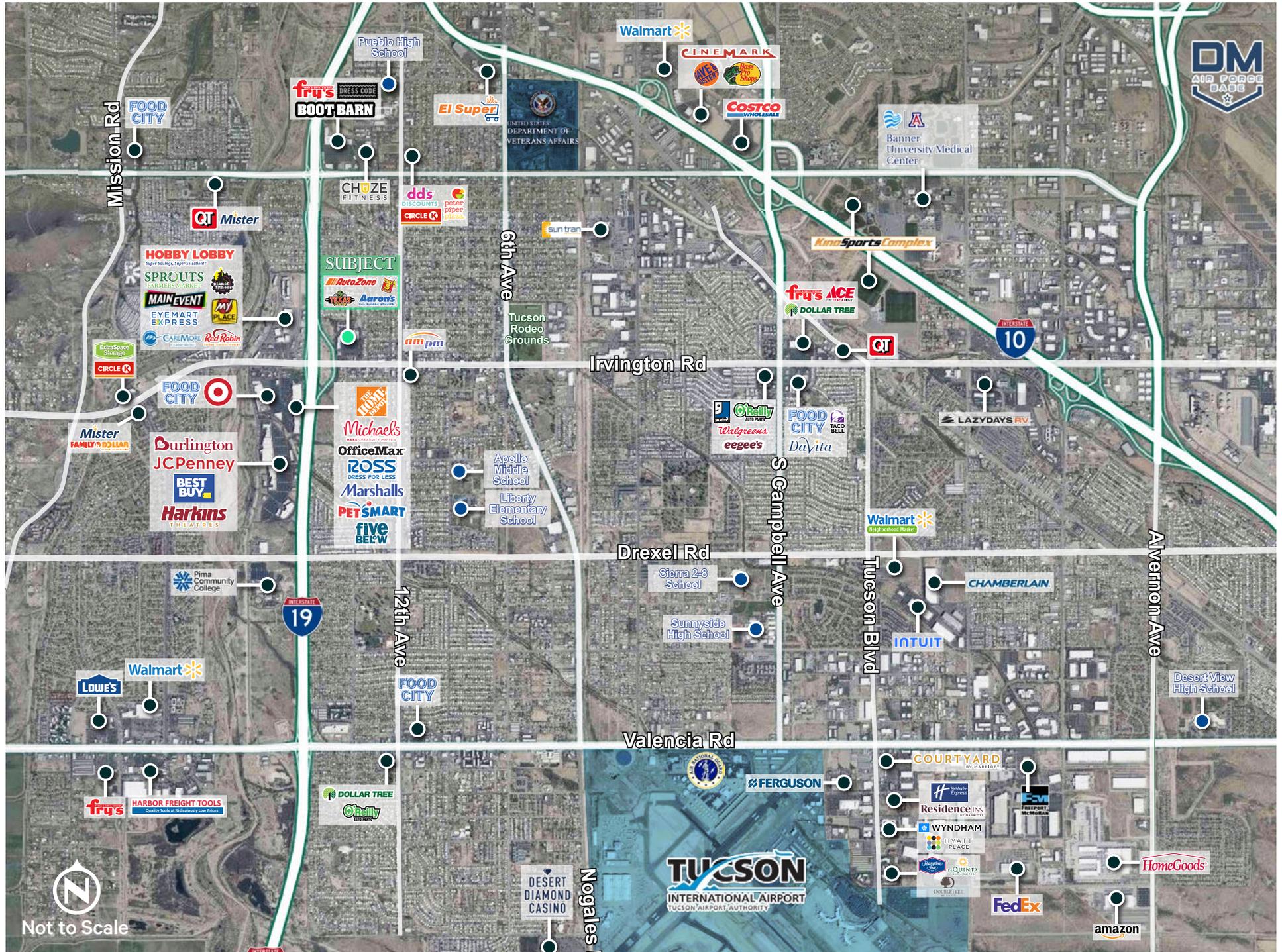
3-Mile

\$288,770

5-Mile

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Contact Us

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