



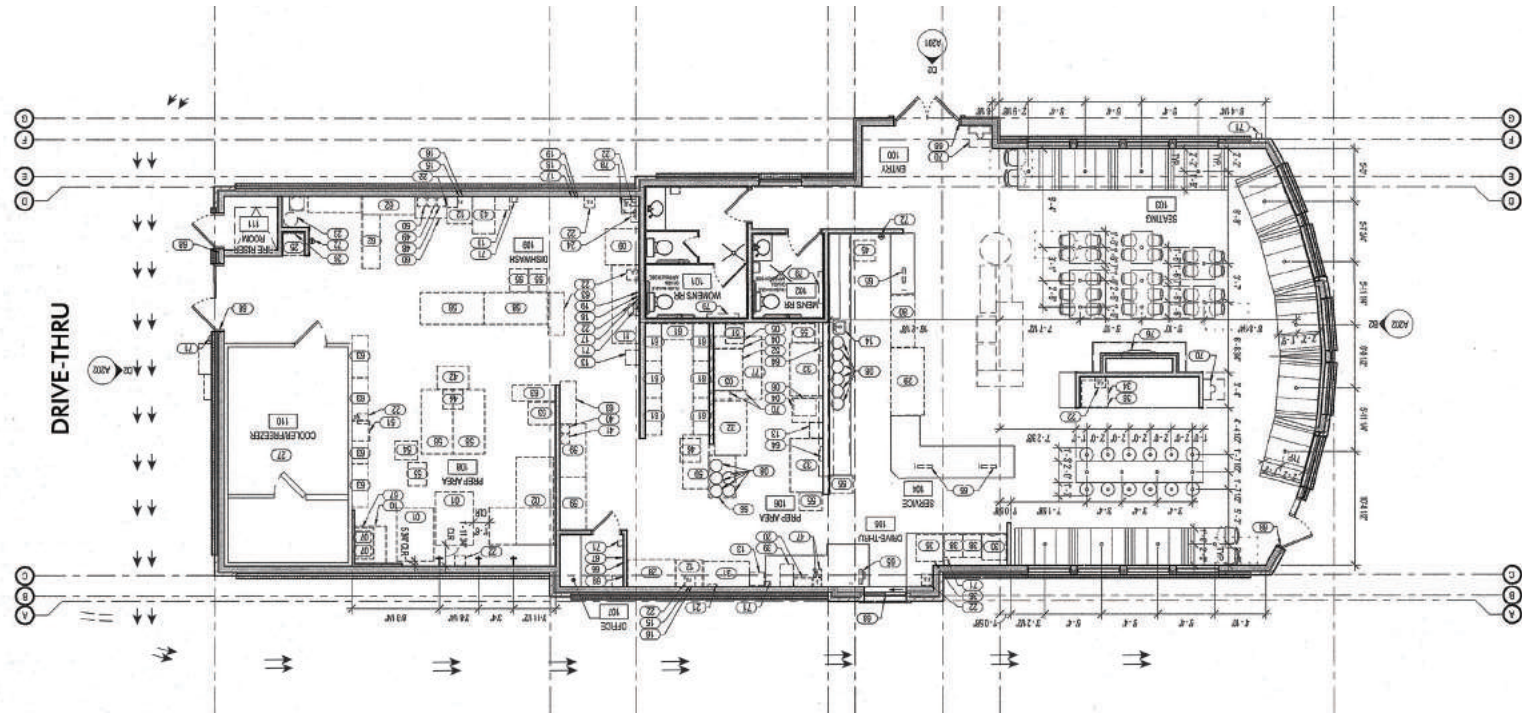
**AVAILABLE
YOUR SIGN HERE**

**SUBLEASE
WITH DRIVE-THRU
3570 NORTH CRAYCROFT RD
TUCSON, AZ**

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FLOOR PLAN



Property Facts:

- Primary Term: Expires August 2031
- Options to Renew: 4 options to renew, with 5 years each, with set rents.
- Building Size: $\pm$ 3,855 SF
- Parcel Size: $\pm$ 42,154 SF
- Rent: \$38/SF, NNN with 10% increases every 5 years

Property Highlights:

- DRIVE-THRU!
- Major Foothills intersection
- Across the street from Whole Foods.
- Ample Parking



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DOWNTOWN
TUCSON



INTERSTATE 10: 155,260 VPD (SOURCE: ADOT)

REID PARK ZOO

UNIVERSITY
OF ARIZONA
(42,236 STUDENTS)



CIMARRON PLACE
(144 UNITS)

SUMMERLIN VILLAS
(356 UNITS)

GREGORY SCHOOL
(270 STUDENTS)

CASTLEHILL COUNTRY DAY
SCHOOL
(350 STUDENTS)

SUBJECT



FAIRFIELD
RIVER ESTATES

210 UNIT UPSCALE
APARTMENT
COMPLEX UNDER
CONSTRUCTION

N CRAYCROFT ROAD (±25,778 VPD*)



N

NOT TO SCALE

*SOURCE: PIMA COUNTY



Demographics:

	1 mile	3 miles	5 miles
Population	4,071	69,880	202,297
Average HH Income	\$111,617	\$78,617	\$73,739
Daytime Employees	748	36,597	133,254

Source: Esri, 2018

Traffic Counts:

Craycroft Rd (2015)	36,807
River Rd (2012)	16,299
Total:	53,106

Source: P.A.G 2018



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