

For Lease

# Ocotillo Plaza

750 SF



## 2606-2624 N. 1st Avenue

Tucson, Arizona 85719

### Property Features

- Aggressive lease rates
- CB-1/TR Zoning
- Office & Retail
- Strong Central Location on a major north-south arterial
- Former barber shop with 5 sinks



Demographics	1 Mile	2 Miles	3 Miles
Average Age:	33	35	37
Population:	19,534	134,814	268,091
Average HH Income:	\$34,440	\$44,906	\$52,213

Traffic Counts	VPD
N 1st Ave	37,003
E Grant Rd	32,949

For Lease: \$1,000 per month (MG)

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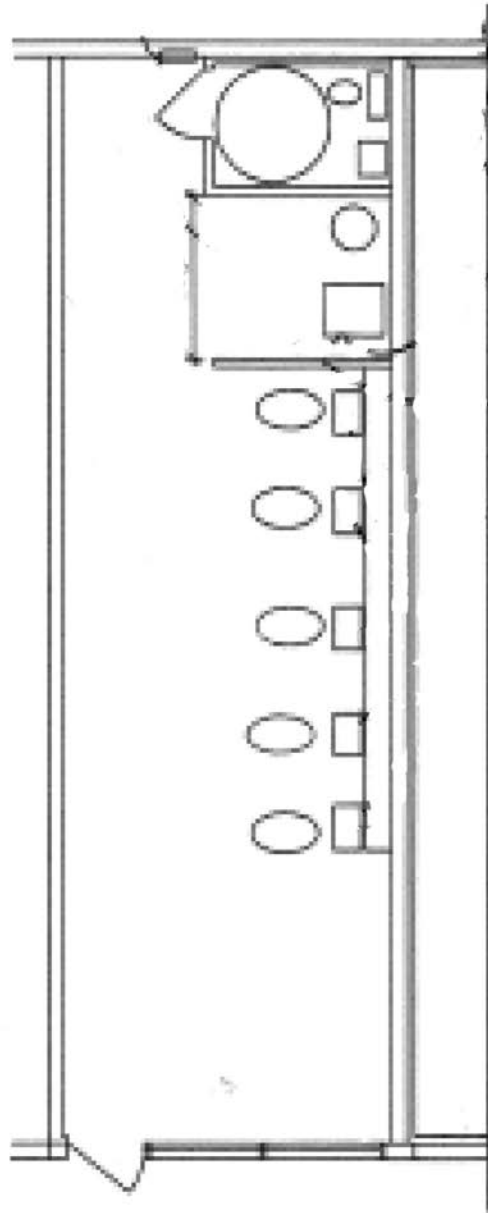
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## Floor Plan



## New Floor Plan

Suite 2618 750 SF

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## Additional Photos



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