

FOR SALE OR LEASE

Retail / Industrial

5225 East 22nd Street
Tucson, Arizona



SALE PRICE: \$499,900
LEASE RATE: \$.60/SF/Mo. Modified Gross
BUILDING SIZE : 5,444 ±SF on a 16,648 ± SF Lot
LOADING : Grade Level
POWER : Three (3) Meters: 600 amps total (Single and 3-Phase)
ZONING : C-2 (City of Tucson)

SPACE AMENITIES:

- Completely remodeled in 2007 (new roof, wiring, HVAC units, etc.)
- Within one mile of Park Place Mall & Davis Monthan Air Force Base
- Fully fenced and paved rear yard/parking area
- Grandfathered monument signage

Hard-to-find C-2 zoned building with excellent street exposure (over 51,000 vehicles/day) and direct accessibility to a very large population base (over 111,000 people within a 3-mile radius)

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PICOR Commercial Real Estate Services
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PICOR.com



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

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PROPERTY VIEW



Side view of property



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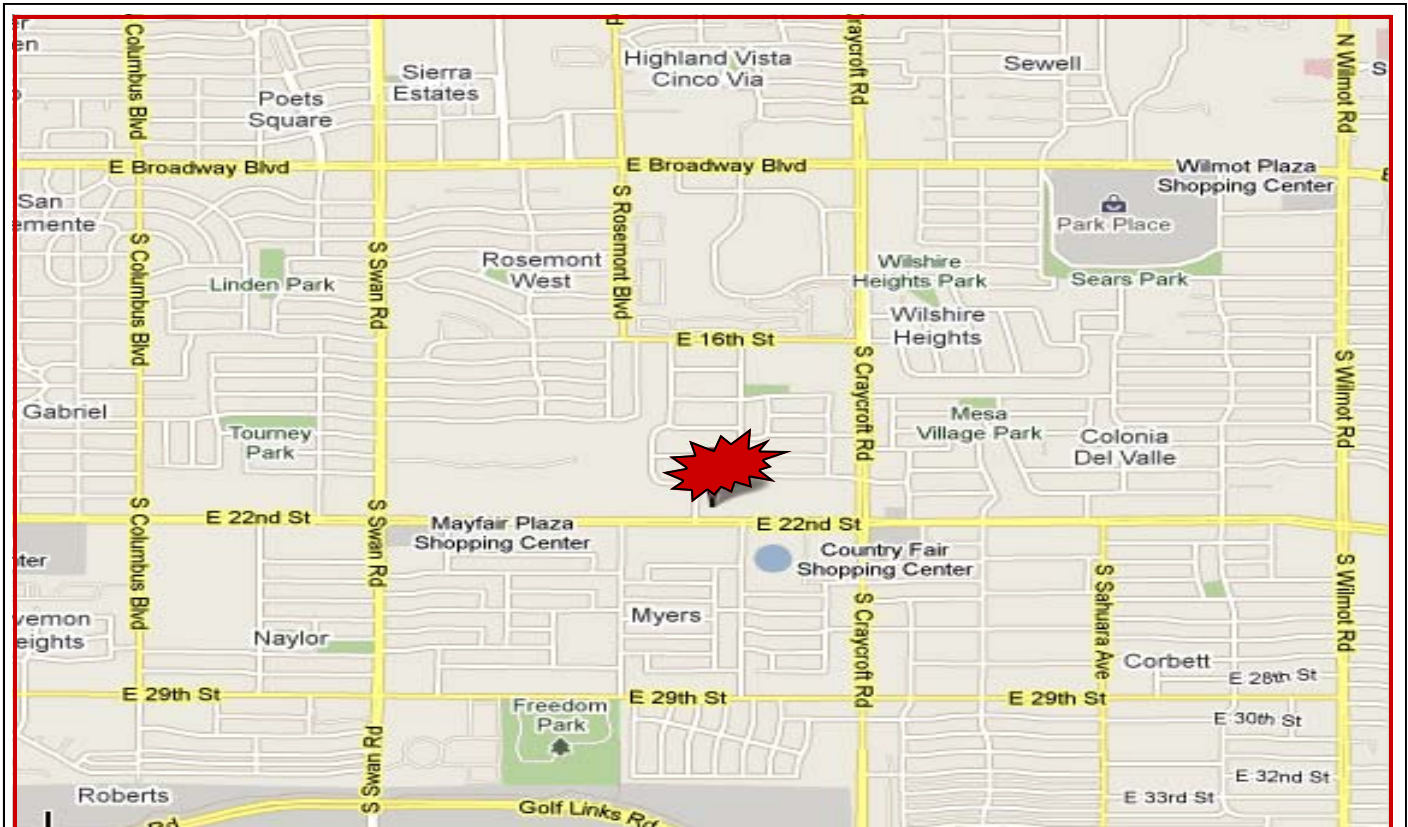
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LOCATION MAP



2010 Demographics	1 Mile Radius	3 Mile Radius	5 Mile Radius
Est. Population Density	17,480	111,212	291,915
Est. Average Household Income	\$46,237	\$48,825	\$51,193
Traffic Count	22nd Street 51,000 Vehicles per Day* Craycroft Rd 41,000 Vehicles per Day* * Source - Pima Association of Governments		

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PROPERTY PHOTOS



Sample Office Area



Existing Street Signage



Yard / Parking Area



Conference Room

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