



COMMERCIAL RETAIL ADVISORS, LLC

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# GRANT & ALVERNON CENTER FOR LEASE



## Property Description

Location: 3904 - 3944 E. Grant Road  
SEC of Grant Road & Alvernon Way  
Tucson, AZ

Space Available: See attached site plan.

Lease Rate: Please call broker for price.

Triple Net Expenses: \$4.90/SF/YR (estimated)

Zoning: C-1, City of Tucson

## Highlights

- ◆ Busy new 50,688 SF VASA Fitness (Tucson's 1st) anchored center.
- ◆ New Grant Road street improvements underway (expanding to 6 lanes).
- ◆ High density residential area in central Tucson.
- ◆ Tucson Medical Center is less than 2 miles away and is Southern Arizona's largest regional hospital.

## Demographic Highlights

2022 Estimates	1 Mile	3 Miles	5 Miles
Population:	21,767	116,881	273,249
Households:	10,639	55,244	126,110
Average HH Income:	\$56,870	\$74,287	\$74,361
Total Businesses	646	5,926	14,265
Total Employees	5,364	87,605	194,258

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2010)

## Traffic Count

Grant Road: 36,696 VPD (2021)

Alvernon Road: 26,974 VPD (2021)

Total: 63,670 VPD

(Source: Pima Association of Governments and ADOT)

For information, contact:  
**Craig Finfrock, CCIM,CRX, CLS**  
Designated Broker  
[cfinfrock@cradvisorsllc.com](mailto:cfinfrock@cradvisorsllc.com)



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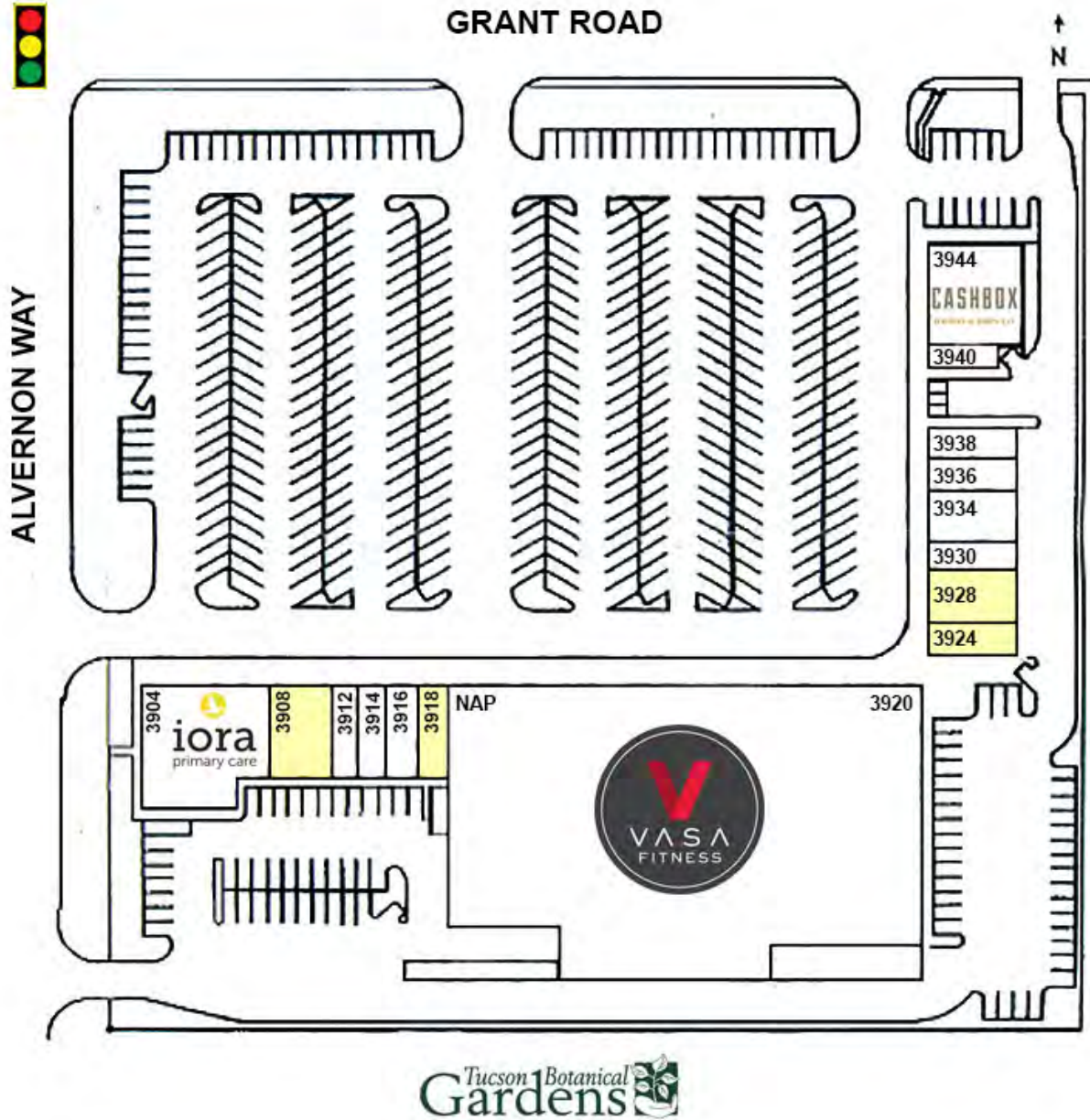
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Tucson, Arizona



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## SITE PLAN



#	Tenant	Address	SF
3904	iora Primary Care	3904 E. Grant Road	5,700
3908	AVAILABLE	3908 E. Grant Road	2,400
3912	Beijing Massage	3912 E. Grant Road	990
3914	Popcorn Country	3914 E. Grant Road	900
3916	TitleMax	3916 E. Grant Road	1,200
3918	AVAILABLE	3918 E. Grant Road	1,200
3920	VASA Fitness	3920 E. Grant Road	NAP
3924	AVAILABLE	3924 E. Grant Road	1,200

#	Tenant	Address	SF
3928	AVAILABLE	3928 E. Grant Road	2,100
3930	Cricket Wireless	3930 E. Grant Road	900
3934	Sally Beauty	3934 E. Grant Road	1,800
3936	H&R Block	3936 E. Grant Road	1,200
3938	UPS Store	3938 E. Grant Road	1,200
3940	Super Nails	3940 E. Grant Road	675
3944	Cashbox Jewelry & Pawn	3944 E. Grant Road	3,900
TOTAL GLA:			25,365

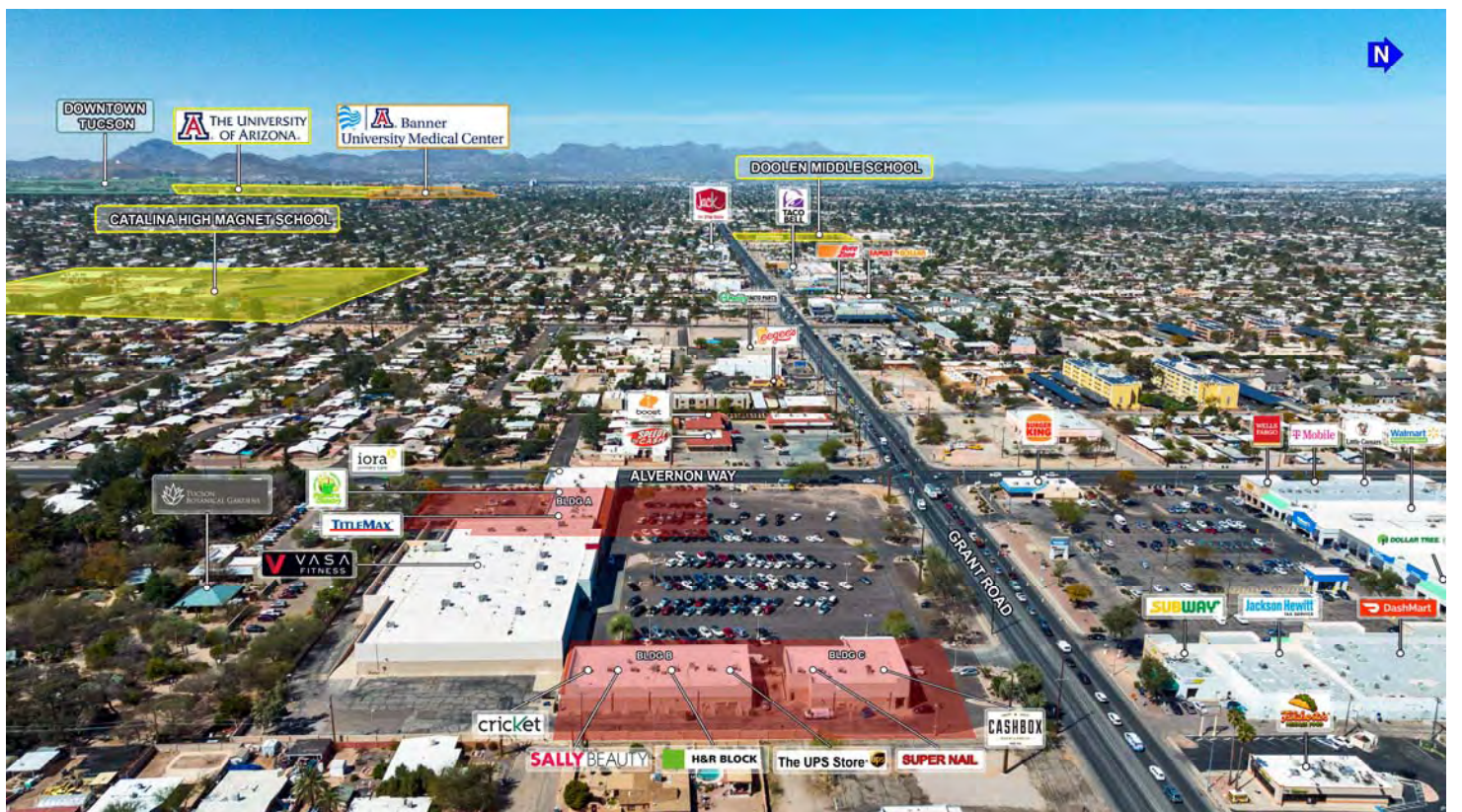


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