

FOR LEASE

Retail **24/7.**



VALENCIA COMMERCE CENTER

225 E. VALENCIA ROAD

TUCSON, ARIZONA

**\$12-\$15/SF
Modified
Gross**



Located on Valencia Road east of 6th Avenue, this center includes retail and office space on the Valencia frontage and industrial space in the rear building. This is a great opportunity to locate a business in the southwest trade area at very reasonable lease rates.

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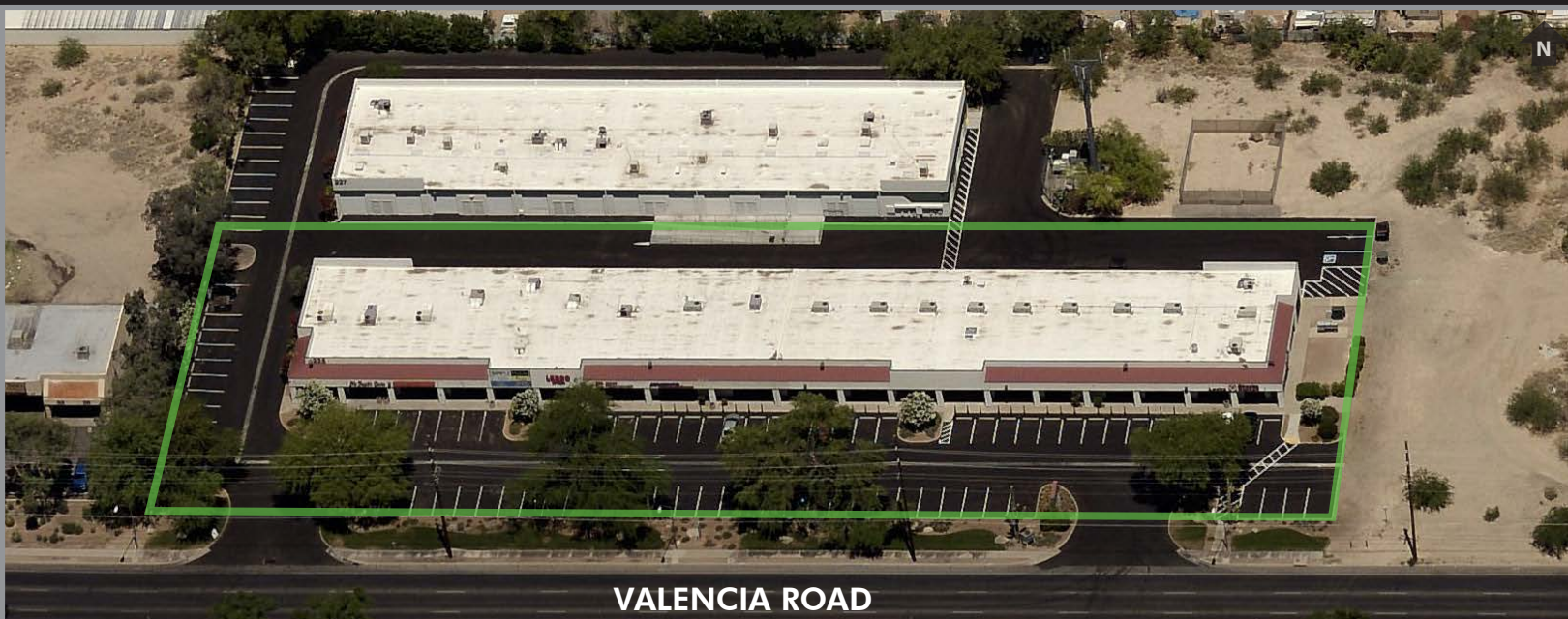
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CBRE



FEATURES

- Situated on Tucson's south side.
- Located along the heavily traveled Valencia Road.
- Great visibility and easily accessible.
- Join: 1st Chiropractic, Lesco Optical, The People's Choice Video Express, Orthodontic Professionals.
- Nearby tenants include: Food City & Dollar Tree.

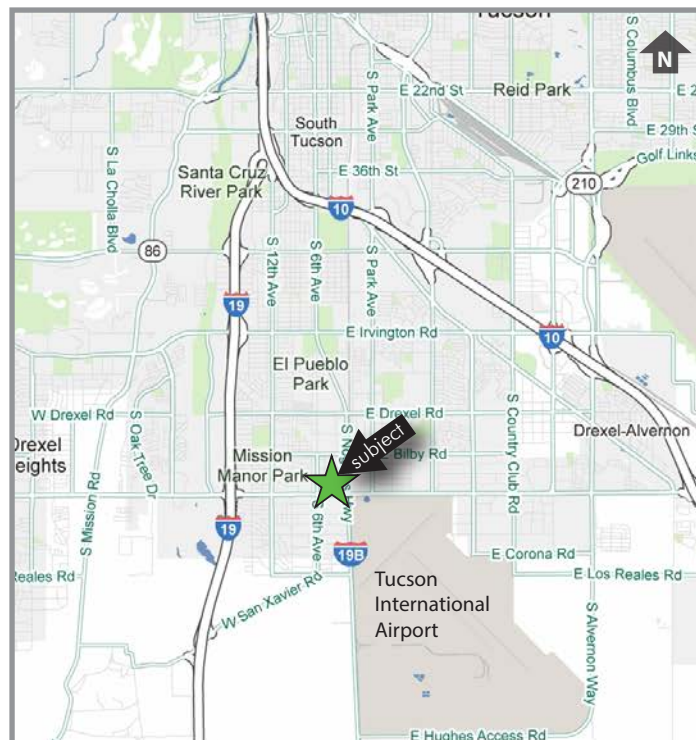
SPACE AVAILABILITY

SUITE	SIZE	LEASE RATE
125	±1,078 SF	\$13/SF/MG
150	±2,700 SF	\$12/SF/MG
155	±974 SF	\$15/SF/MG
160	±2,142 SF	\$12/SF/MG
180	±3,510 SF	\$12/SF/MG
185	±1,980 SF	\$15/SF/MG

2015 EST. DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	17,531	85,982	164,868
AVERAGE HH INCOME	\$38,058	\$40,133	\$42,948
DAYTIME POPULATION	6,060	31,746	62,280

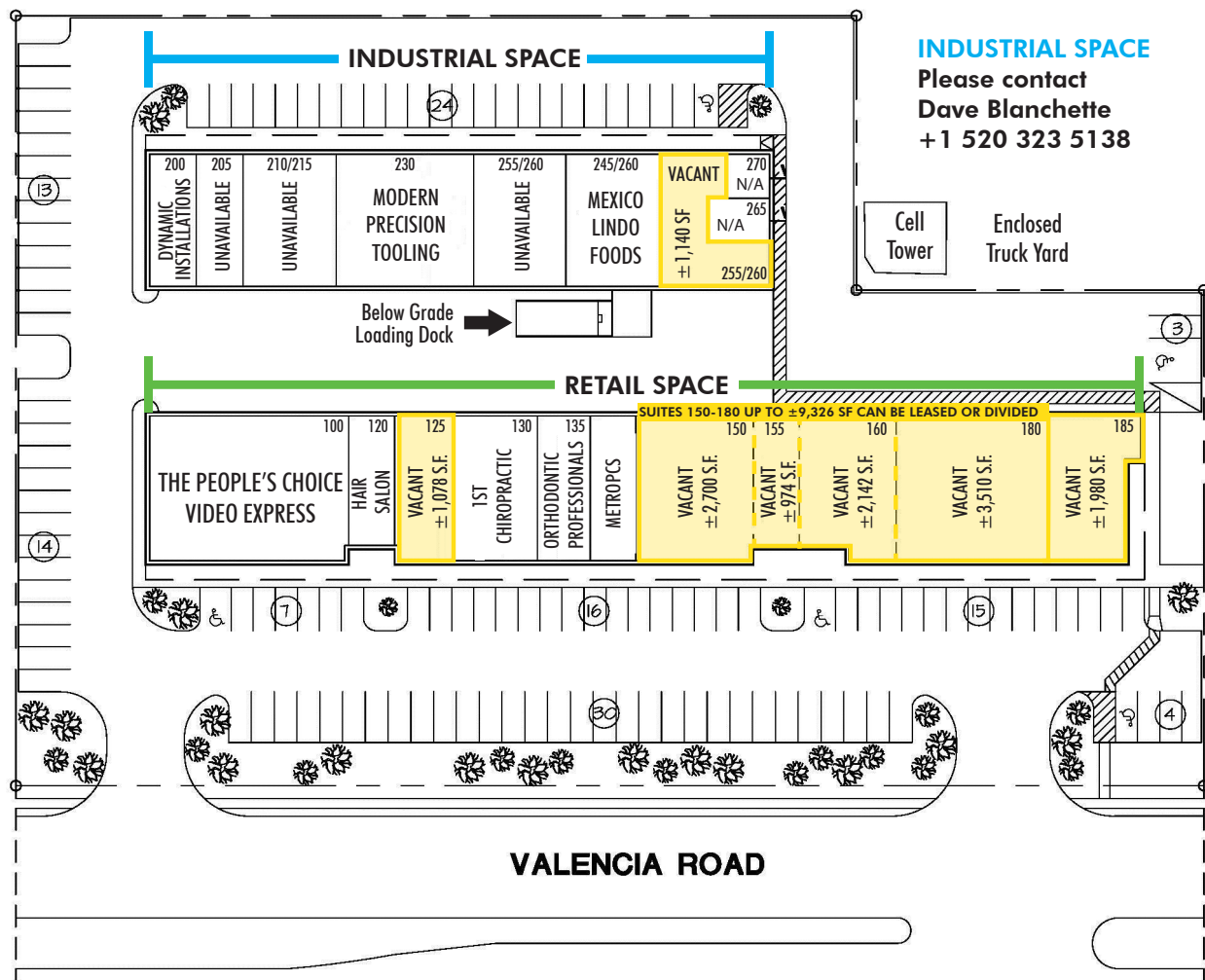
SOURCE: CLARITAS



TRAFFIC COUNTS

Valencia Road Approximately 44,000 VPD

SOURCE: PAG 2010

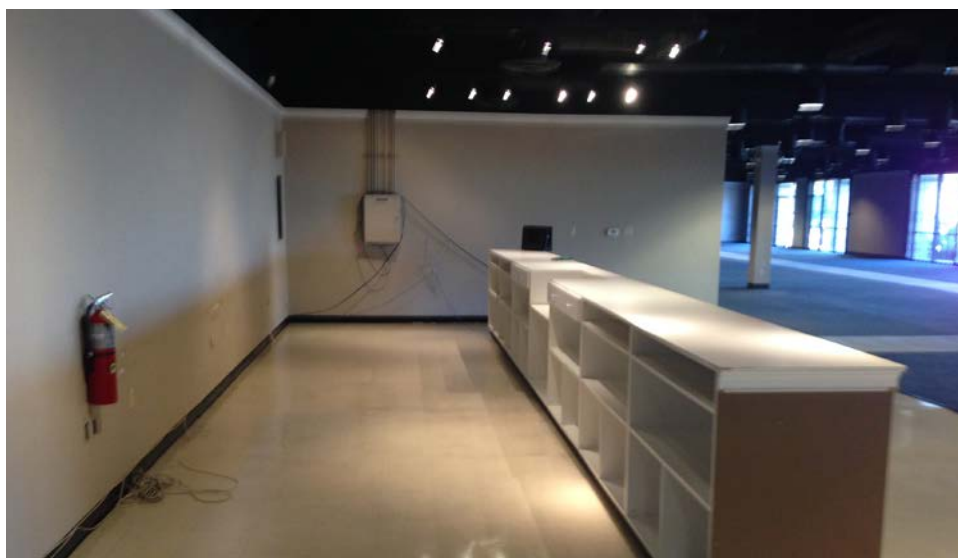


Site plan not to scale. All measurements are approximate.

SUITE	TENANT	SIZE	LEASE RATE
100	The People's Choice Video Express	±4,680 SF	
120	Javier's Salon	±974 SF	
125	VACANT	±1,078 SF	\$13/SF/MG
130	1st Chiropractic	±1,500 SF	
135	Orthodontic Professionals	±1,800 SF	
140	Metro PCS Cellular	±1,200 SF	\$13/SF/MG
150	VACANT	±2,700 SF	\$12/SF/MG
155	VACANT	±974 SF	\$15/SF/MG
160	VACANT	±2,142 SF	\$12/SF/MG
180	VACANT	±3,510 SF	\$12/SF/MG
185	VACANT	±1,980 SF	\$15/SF/MG



SUITES 150, 155, 160 & 180
ARE CURRENTLY ONE SUITE
OF ±9,326 SF. THEY CAN BE
DIVIDED AS SHOWN ON THE
SITE PLAN.





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