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**3996 North 1st Avenue, Tucson, Arizona 85719**

## Redevelopment Opportunity

- **Ground Lease and/or Built-to-Suit Options**
- **Lease Current 5010 square foot building**

Property Information	
Base Lease Rate:	\$14.00 per square foot (NNN) Triple Net
Building Size:	± 5010 Square Feet <ul style="list-style-type: none"> <li>• 3460 SF Retail Floor Area</li> <li>• 750 SF Office/Dry-Storage/Freezer</li> <li>• 800 SF Walk-In Cooler -31 Glass Doors</li> </ul>
Building Outside Storage:	± 600 SF Secured/Covered
Land Size:	± 24,000 Square Feet 150' 1st Avenue frontage 160' Roger Road frontage
Zoning:	C-1, City of Tucson
Parcel Number:	113-03-015A
Former Use:	Wildcat Market & Liquor Store



*Exclusively Represented by:*  
**Tucson Realty & Trust Co.**  
**Frank Arrotta** C. 520.465.5291  
O. 520.577.7000

FOR LEASE



The property most recently operated as Wildcat Market & Liquor Store. Lease current 5010 square foot building. Owner is open to ground lease or build-to-suit options. Flexible development opportunity including: single tenant or multi-tenant retail, pads, restaurant pads with drive-thru

- Freestanding Building that was used as a general Market and Liquor Store (Convenience Store)
- Great in-fill location for redevelopment
- Located on signalized intersection corner Lot with access off 1st Avenue and Roger Road, easy Ingress & Egress.
- Abundant Parking
- Great Monument signage and visibility
- 1st Avenue is the main arterial connecting the Catalina Foothills to central Tucson.
- Sits between the Tucson Mall, Tucson Market Place and the University of Arizona
- Densely populated trade area with a strong daytime population & traffic counts on both 1st Avenue & Roger Road.
- All within a ½ a mile: Fry's Food & Drug Store, Papa Murphy's, Metro PSC, Sprouts Farmers Market, LA Fitness, Great Clips.



Demographics*	1-Mile	3-Mile	5-Mile
Households. (2016):	9,082	48,690	106,415
Population:	20,583	108,142	244,644
Daytime Employment:	7,715	73,788	217,033
Traffic:		1st: 27,947 (15)	Roger: 7,405 (13)

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