

**F
O
R
L
E
A
S
E**

5311 – 5339 South 12th Ave

Tucson, AZ 85706



Property Highlights

- Great tenant mix within a very active trade area along South 12th Avenue
- 12th Avenue Store frontage
- Easy 12th Avenue ingress & egress
- Signalized intersection – SWC of 12th Avenue & Nebraska
- Captive surrounding residential community

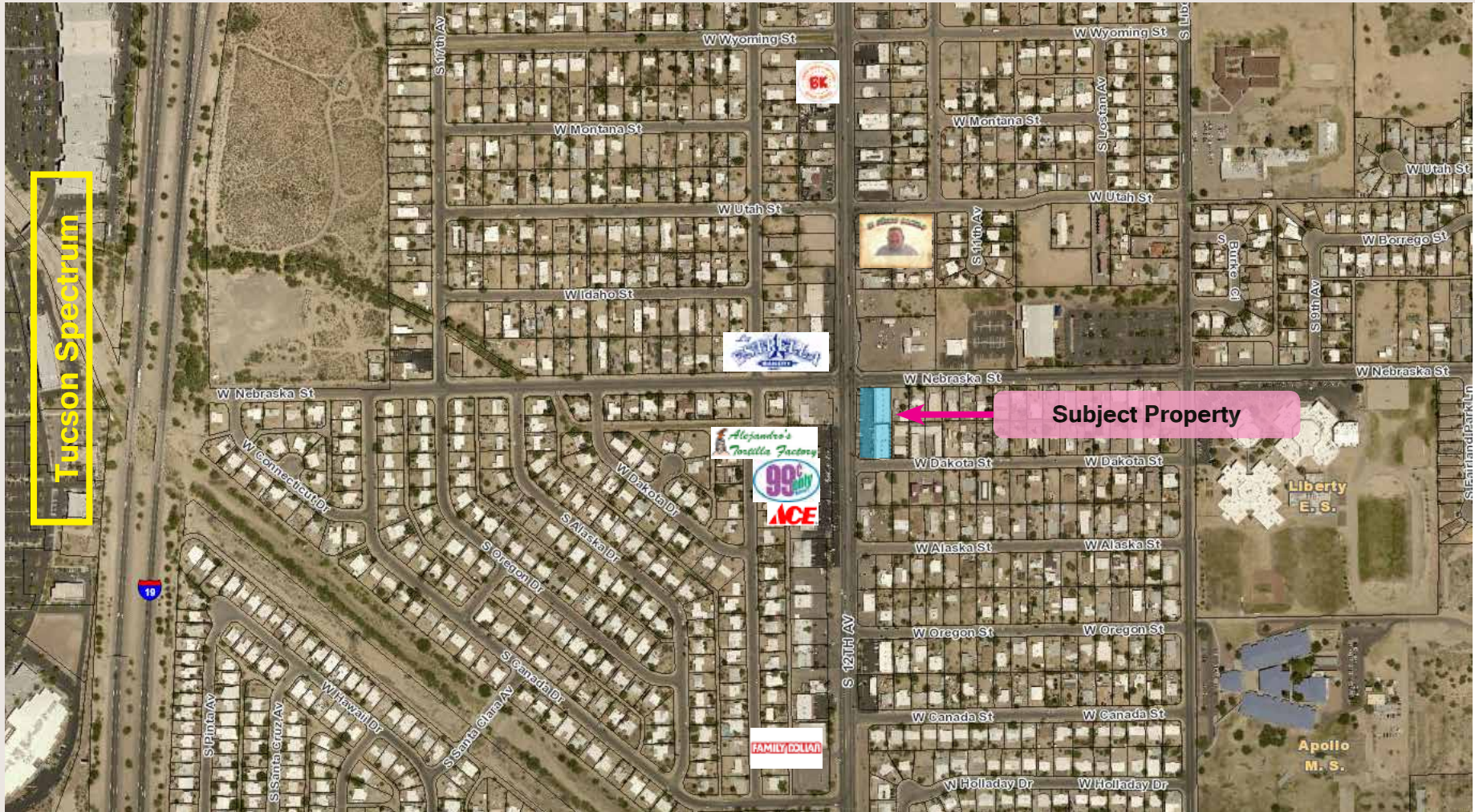
Suite	Tenant	Available Sq. Ft.	Rent	Rent Type
5311	Pachsin Chiropractic			
5315	Fernando's Clothing Store			
5317	Jesus, Mary, & Joseph Ministries			
5319	AVAILABLE	950	\$1,150.00	Modified Gross
5321	AVAILABLE	950	\$1,150.00	Modified Gross
5323	Wireless Pro/Jay Barber Shop			
5325	Suspiros Partelerias			
55327/ 5329	Suspiros Partelerias			
5331	Lilly's Boutique			
5333	Metro PCS			
5335	AVAILABLE	900	\$1,150.00	Modified Gross
5337	Leilani's Shear Creations			
5339	Matilde Tax Service			

Demographics*	1-Mile	3-Mile	5-Mile
Est. Pop. (2015):	14,039	107,475	188,100
Est. Avg. HH Income:	\$34,237	\$39,893	\$42,866
Traffic Count:	S. 12th Ave 17,146 VPD (2015)		

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

Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.

**FOR
LEASE**



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