

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



6380 E Grant Rd. Suite 100

This eastside 12,744 SF retail center is located on E Grant Rd. a ¼ mile east of Costco in a retail/office corridor.

Zinburger and Realty Executives are the co tenants.

The Subject Space is the former location of Spa Niva. The space has seven rooms with six of the rooms having sinks. There is a reception area and three restrooms. Possible users include both office and retail tenants. Customer/employee parking is available in the front and back of the center.

FEATURES			
Location:	6380 E. Grant Rd. Suite 100		
Space Available	2530 Square Feet		
Total Building Size:	12,744 Square Feet		
Lease Rate:	\$22.50 Per Square Foot NNN		
Triple Net (NNN) Charges:	Currently Estimated at \$8.23 Per Square Foot		
Traffic Count:	Grant Rd 53,000		
Demographics:	1-Mile	2-Mile	3-Mile
Population:	10,215	40,653	92,666
Avg. HH Income:	\$56,322	\$57,471	\$56,361

Exclusively Represented by:

Tucson Realty & Trust Co.

Pat Darcy

Retail Division Head

O. 520.618.5324

**FOR
LEASE**



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.