CROSSROADS FESTIVAL | 4811 E. GRANT ROAD | TUCSON, AZ 85712



OFFICE AND RETAIL FOR LEASE

LARSEN BAKER

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Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen – Designated Broker – Owner/Agent.

AVAILABILITY

Suite 156:	±1,302
Lease Rate:	$15.00 NNN
	NNN~$4.97
Office Space: #261	±2,983 SF
Office Space: #259	±1,013 SF
Lease Rate:	$20.00 MG

PROPERTY FEATURES

Parking:	9.510/1,000 SF
Zoning:	C-2
Total GLA:	136,273 SF

PROPERTY HIGHLIGHTS

- Tenants Include: Chipotle, T-Mobile, Verizon Wireless, Crumbl Cookies, Cup Bop, Smashburger, Roadhouse Cinema and Fry's Food & Drug
- The premier community shopping center in Tucson
- Located at a signalized intersection
- Abundant parking



AERIAL MAP


fry's
FOOD STORES
fry's
RoadHouse CINEMAS
BrightStar CARE HOMES
MAPLE LEAF HAIR CO.
T-Mobile
FASTMED URGENT CARE
MATTRESS FIRM
BBVA Compass
crumbl cookies
CUP BOP KOREAN BBQ IN A CUP
at&t
STARBUCKS COFFEE
verizon
Swan Rd. 33,000 VPD (2012)
Grant Rd. (42,000 VPD 2014)
AVAILABLE
±2,983 SF & ±1,013 SF
2nd Floor Office
AVAILABLE
±1,302 SF
Suite 156
Van's GOLF SHOPS
OUTBACK STEAKHOUSE
BAGGIN'S Gourmet Sandwiches
FirstWatch The Daytime Café
Kahu HAWAIIAN BBQ
truland BURGERS & GREENS
CHIPOTLE MEXICAN GRILL

Tenant	Suite #	Size (SF)
Supercuts	103	1,532
Holistix	105	1,210
Crumbl Cookies	107	1,300
Hapi Nails	109	1,300
Cub Bop	113	1,454
Amazing Lash Studio	115	1,394
Alpha Graphics	117	2,700
United Healthcare	119	2,804
Grant Road Dental	121	3,183
Doggie Funhouse	125	2,286
AT&T	127	1,268
Roadies	131	36,518
Friday Pilates	141	2,200
Body Central	147	4,940
Marple Leaf Salon	149	3,450
Roadhouse Cinemas	150	32,500
Fred Astaire Dance Studio	151	3,485
Anthony's Cigar	153	1,206
Mesquite Interiors	155	1,910
AVAILABLE	**156**	**1,302**
Eileen's of Tucson	157	2,713
T-Mobile	161	3,523
Brightstar	255	2,678
AVAILABLE	**259**	**1,013**
AVAILABLE	**261**	**2,983**

Tenant	Suite #	Size (SF)
Roadhouse	262	1,574
Fast Med Urgent Care	PAD	2,922
Mattress Firm	PAD	4,000
Verizon Wireless	PAD	4,000
Kahu Hawaiian BBQ	PAD	2,300
Truland Burgers & Greens	PAD	3,900
First Watch	PAD	4,807
Compass Bank	PAD	7,600



DEMOGRAPHICS (2020)

	1 Mile	3 Mile	5 Mile
Population	16,540	102,995	279,551
Average Family income	$54,513	$65,103	$64,071
Employees	11,878	63,457	166,808
Total Retail Expenditures	$276 Million	$2.3 Billion	$5.1 Billion

