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Fort Lowell Plaza 1st Avenue & Ft. Lowell Road



- **TYPE:** Retail
- **LOCATION:** Southeast corner of Ft. Lowell and 1st Avenue
3128 – 3160 N. 1st Avenue
706-732 East Ft. Lowell
- **SIZE:** 1,500 sf – 10,000± sf of in-line space
2,471± sf of restaurant space with furniture, fixtures and equipment (FF&E) available
Also available approximately 2,552± sf of freestanding building with grade level roll up door.
- **ZONING:** C-2 (City of Tucson)
- **TRAFFIC COUNT:** 1st Avenue—39,728 VPD
Ft. Lowell—26,841 VPD
Total—66,569
- **COMMENTS:**
 - Ft. Lowell Plaza is approximately 20,485sf
 - Centrally located on a busy lighted intersection
 - Highly visibility with excellent signage
 - Excellent traffic counts to over 60,000 cars per day
 - Excellent mid-town location with low lease rates
 - Bus stop located in front of Fort Lowell Plaza on Fort Lowell

Demographic Highlights:	1 MI	3 MI	5 MI
Population	21,974	127,358	256,724
Households	10,091	57,291	112,118
Average HH Income	\$38,604	\$46,496	\$55,253
Daytime Employees	7,155	86,269	175,298

Source: ESRI (Based on 2008 estimates)

Lease Rate: \$10.00-\$13.00/sf
Triple Net Charges: (Estimated at \$3.19/sf)

Exclusively Represented by:
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