

FOR LEASE

Former Walgreens - Tucson, AZ

2415 N Alvernon Way | Tucson, AZ



Overview

BUILDING SIZE	13,650 SF (building) 1.65 Acres (premises)
BASE RATE	\$11.00 PSF, NNN



Description

- Former Walgreens with drive-thru for sublease: +/- 13,650 SF (building); +/- 76,230 SF (premises)
- Excellent visibility on both Grant Avenue and Alvernon Way
- In excess of 69,000 VPD at the intersection
- Zoned C-1, City of Tucson
- Future planned road widening on Grant Road and Alvernon Way: amount of disrupted land area TBD

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
2020 Est Population	23,229	120,488	278,552
2025 Est Population	23,671	123,210	286,677
Average HH Income	\$47,496	\$63,792	\$64,620
Daytime Population	20,278	144,991	332,311

Year: 2020 | Source: Esri

Traffic Counts

Grant Road	42,921 VPD
Alvernon Way	26,693 VPD

Year: 2020 | Source: MPSI

Contact

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ED BEEH

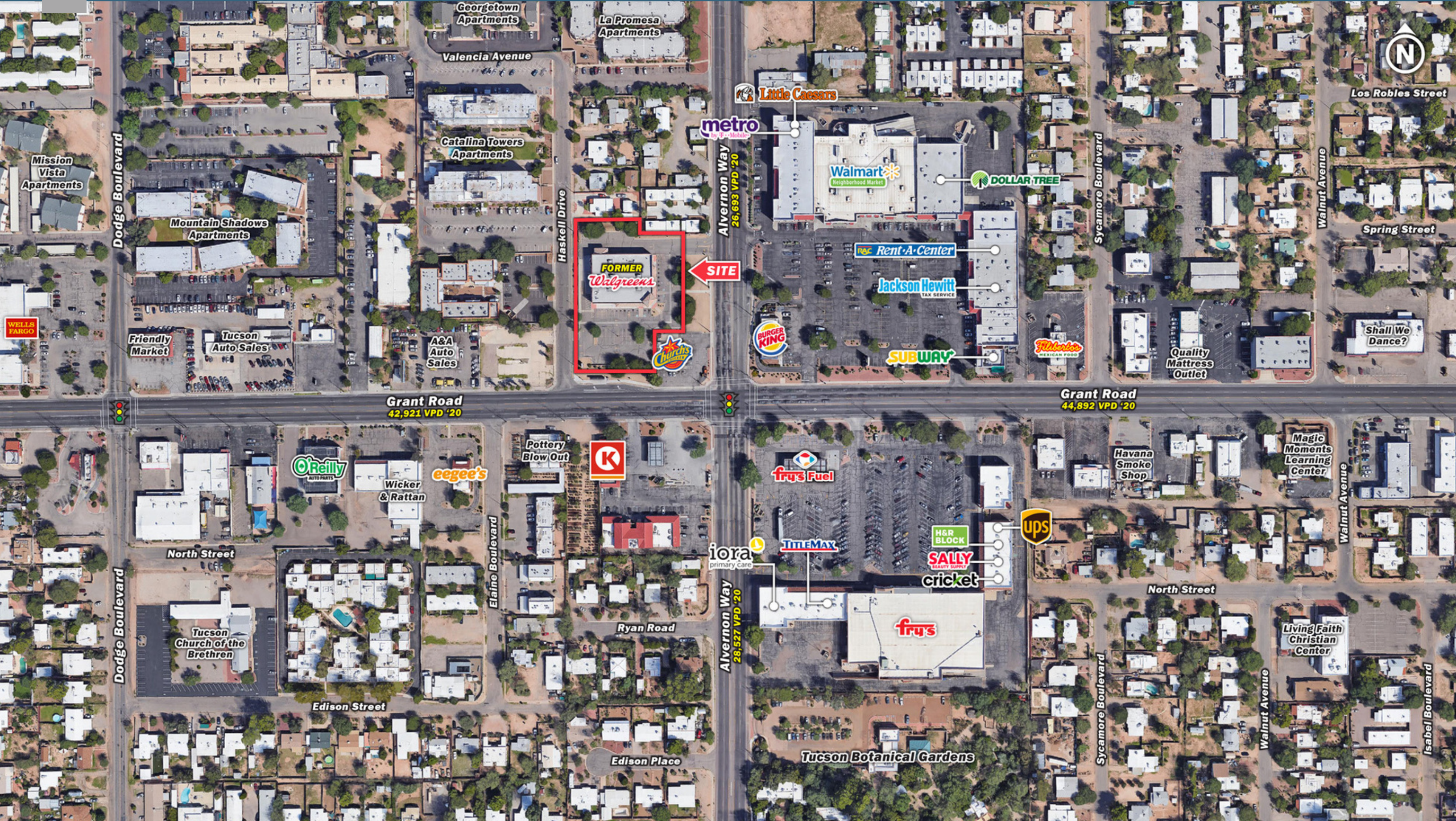
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	1 mile	3 miles	5 miles
Population			
2000 Population	21,952	118,035	265,134
2010 Population	22,499	116,090	266,941
2020 Population	23,229	120,488	278,552
2025 Population	23,671	123,210	286,677
2000-2010 Annual Rate	0.25%	-0.17%	0.07%
2010-2020 Annual Rate	0.31%	0.36%	0.42%
2020-2025 Annual Rate	0.38%	0.45%	0.58%
2020 Male Population	50.5%	49.6%	49.4%
2020 Female Population	49.5%	50.4%	50.6%
2020 Median Age	35.8	35.4	35.8
Households			
2000 Households	10,394	54,077	117,300
2010 Households	10,377	53,685	118,004
2020 Total Households	10,701	55,968	123,691
2025 Total Households	10,913	57,307	127,741
2000-2010 Annual Rate	-0.02%	-0.07%	0.06%
2010-2020 Annual Rate	0.30%	0.41%	0.46%
2020-2025 Annual Rate	0.39%	0.47%	0.65%
2020 Average Household Size	2.13	2.02	2.15
Housing Units			
2020 Total Housing Units	12,156	62,905	139,680
2020 Owner Occupied Housing Units	2,711	19,543	49,410
2020 Renter Occupied Housing Units	7,990	36,425	74,281
2020 Vacant Housing Units	1,455	6,937	15,989
Race and Ethnicity			
2020 White Alone	66.3%	72.9%	69.5%
2020 Black Alone	7.9%	5.1%	5.3%
2020 American Indian/Alaska Native Alone	3.2%	2.2%	2.6%
2020 Asian Alone	3.9%	5.3%	4.6%
2020 Pacific Islander Alone	0.6%	0.3%	0.2%
2020 Hispanic Origin (Any Race)	32.1%	27.7%	36.0%
Income			
2020 Median Household Income	\$34,174	\$42,260	\$41,507
2020 Average Household Income	\$47,496	\$63,792	\$64,620
2020 Per Capita Income	\$22,123	\$29,804	\$28,810
2019 Population 25+ by Educational Attainment			
Total	15,983	81,633	188,009
High School Graduate	18.1%	14.1%	16.3%
GED/Alternative Credential	4.2%	3.6%	3.7%
Some College, No Degree	24.4%	21.3%	22.5%
Associate Degree	12.0%	9.3%	8.1%
Bachelor's Degree	16.0%	23.2%	20.8%
Graduate/Professional Degree	12.9%	20.8%	17.9%
Daytime Population			
2020 Total Daytime Population	20,278	144,991	332,311
Workers	6,662	79,440	174,164
Residents	13,616	65,551	158,147

Source: Esri, U.S. Census