



COMMERCIAL RETAIL ADVISORS, LLC

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1615 N WILMOT RD PAD FOR LEASE OR SALE



Property Description

Location: 1615 N. Wilmot Road
Tucson, AZ

Space Available: 2,100 SF freestanding building situated on
5,573 SF parcel of land

Lease Rate: \$12.00/SF/YR

Triple Net Expenses: \$4.00/SF/YR (estimated)

Sales Price: \$130.00/SF

Parcel No.: 121-08-094D

Zoning: C-2

Demographic Highlights

2018 Estimates	1 Mile	3 Miles	5 Miles
Population:	12,216	105,515	262,722
Households:	6,128	49,905	117,854
Average HH Income:	52,957	60,403	65,353

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2010)

Highlights

- ◆ Major office and retail arterial.
- ◆ Significant daytime employee population and located near three major hospitals.
- ◆ Main arterial to affluent northeast Tucson.
- ◆ Densely populated, above average income trade area.
- ◆ Cross access parking available.

Traffic Count

Wilmot Rd. /	
Tanque Verde Rd.:	39,992 VPD (2017)
Pima St.:	25,330 VPD (2017)
Total:	65,322 VPD

(Source: Pima Association of Governments and ADOT)

For information, contact:
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Designated Broker
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FLOOR PLAN



Floor Plan Not to Scale

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TRADE AREA

