

OLD SPANISH TRAIL CROSSING | TUCSON, ARIZONA



ACRES:
±29.00

ADDRESS:
9525 E OLD SPANISH TRAIL, TUCSON, AZ 85748

SQUARE FEET:
±210,583

ZONING:
Commercial

SUMMARY:
Old Spanish Trail Crossing is located on a major commercial intersection in one of Tucson's fastest growing trade areas. This center boasts a strong population of over 160,000 with an average household income of \$75,000+ surrounding site. Located at a high traffic intersection that is the crossroads of three major streets with combined traffic counts of over 40,000 vehicles daily. Monument signage available.



2390 E Camelback Rd, Suite 200
Phoenix, Arizona, 85016
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OVERVIEW

TRAFFIC COUNTS

Old Spanish Tr: 9,133 VPD
Harrison Rd: 18,237 VPD
22nd Street: 14,872 VPD

DEMOGRAPHICS (2017)

Average Household Income

1 Mile	3 Miles	5 Miles
\$76,852	\$62,303	\$63,624

Total Population

1 Mile	3 Miles	5 Miles
10,850	81,701	161,025

Daytime Population

1 Mile	3 Miles	5 Miles
7,335	58,168	133,902

Total Households

1 Mile	3 Miles	5 Miles
4,332	36,609	70,128

AVAILABLE

Suite 127: ±1,200 SF

Suite 175: ±10,800 SF



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AERIAL MAP



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DEMOGRAPHICS (3 MILES)

ANNUAL HOUSEHOLD SPENDING



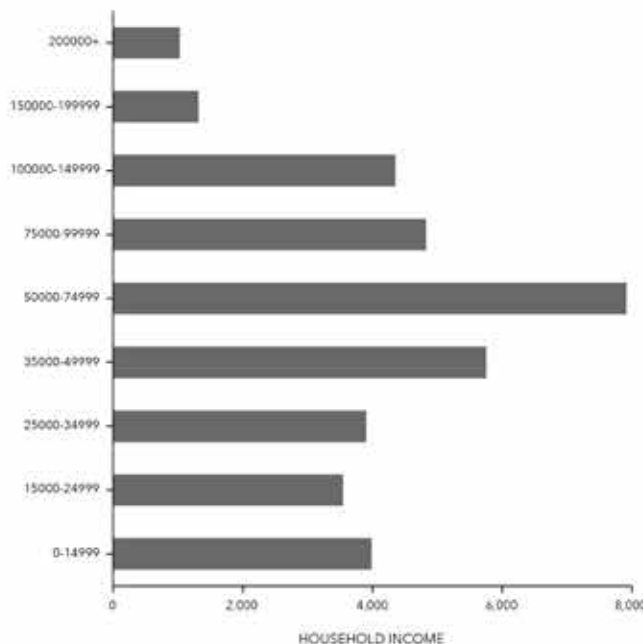
INCOME



Tapestry Segments



KEY FACTS

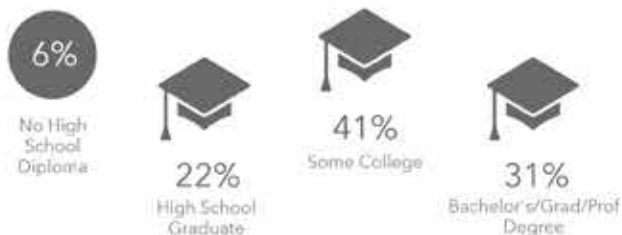


Average Household Size for this area

2.29 which is less than the average for United States

Area	Value	0.00	4.00
Arizona	2.64		
United States	2.59		
Pima County	2.47		
This area	2.29		

EDUCATION



EMPLOYMENT

