

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.



2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com

Jim Gardner
Executive Vice President
602.224.4149 Direct
480.596.9399 Office
jgardner@barclaygroup.com

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: ±1,307 SF



2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com

Jim Gardner
Executive Vice President
602.224.4149 Direct
480.596.9399 Office
jgardner@barclaygroup.com

AERIAL MAP



2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com

Jim Gardner
Executive Vice President
602.224.4149 Direct
480.596.9399 Office
jgardner@barclaygroup.com

DEMOGRAPHICS (3 MILES)

ANNUAL HOUSEHOLD SPENDING



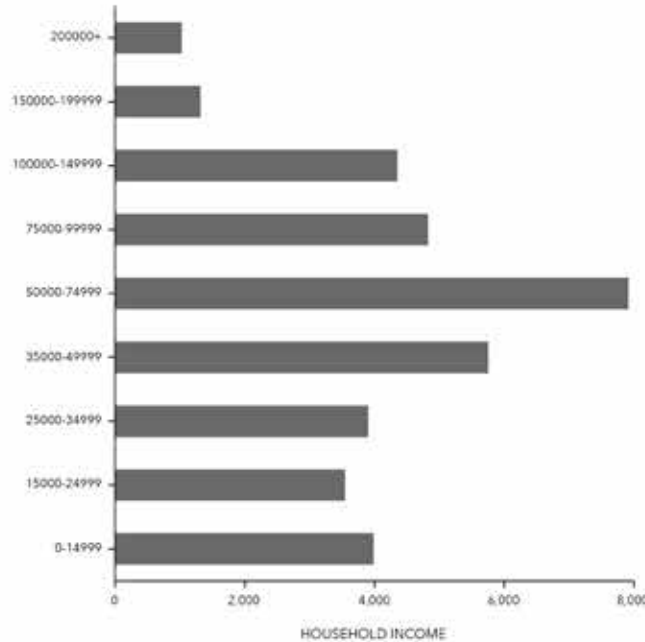
INCOME



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

