

# 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](http://www.BarclayGroup.com)

**Brett Sheets**  
Senior Vice President  
Leasing  
602.224.4147 Direct  
480.596.9399 Office  
[bsheets@barclaygroup.com](mailto:bsheets@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 113: ±1,762 SF



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# AERIAL MAP



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# DEMOGRAPHICS (3 MILES)

## ANNUAL HOUSEHOLD SPENDING



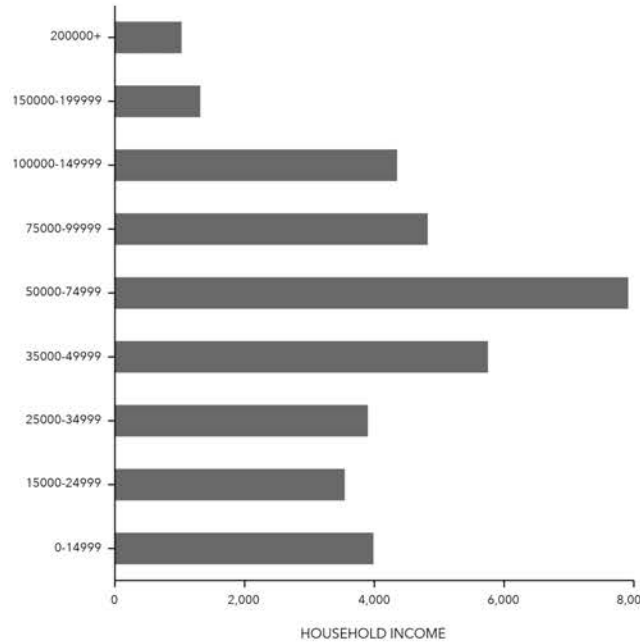
## INCOME



## Tapestry Segments

	<b>5A Comfortable Empty Nesters</b> 7,184 households	<b>19.6%</b> of Households
	<b>8F Old and Newcomers</b> 5,770 households	<b>15.8%</b> of Households
	<b>5D Rustbelt Traditions</b> 4,701 households	<b>12.8%</b> of Households

## KEY FACTS

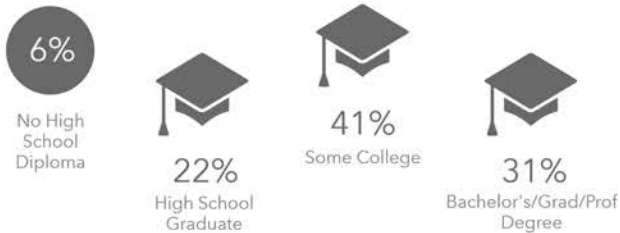


## Average Household Size for this area

**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

