

Sunstate Plaza

NWC Grant & Country Club Rds | Tucson, AZ 85716



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For Lease

Property Details

Sunstate Plaza is an attractive, centrally located retail center situated along heavily-traveled Grant Road at the northwest corner of Grant Road and Country Club. Great access, visibility, and impressive façade provides good signage for tenants. Excellent opportunity for a retailer or service tenant to secure a strategic location at one of the busiest intersections in central Tucson.

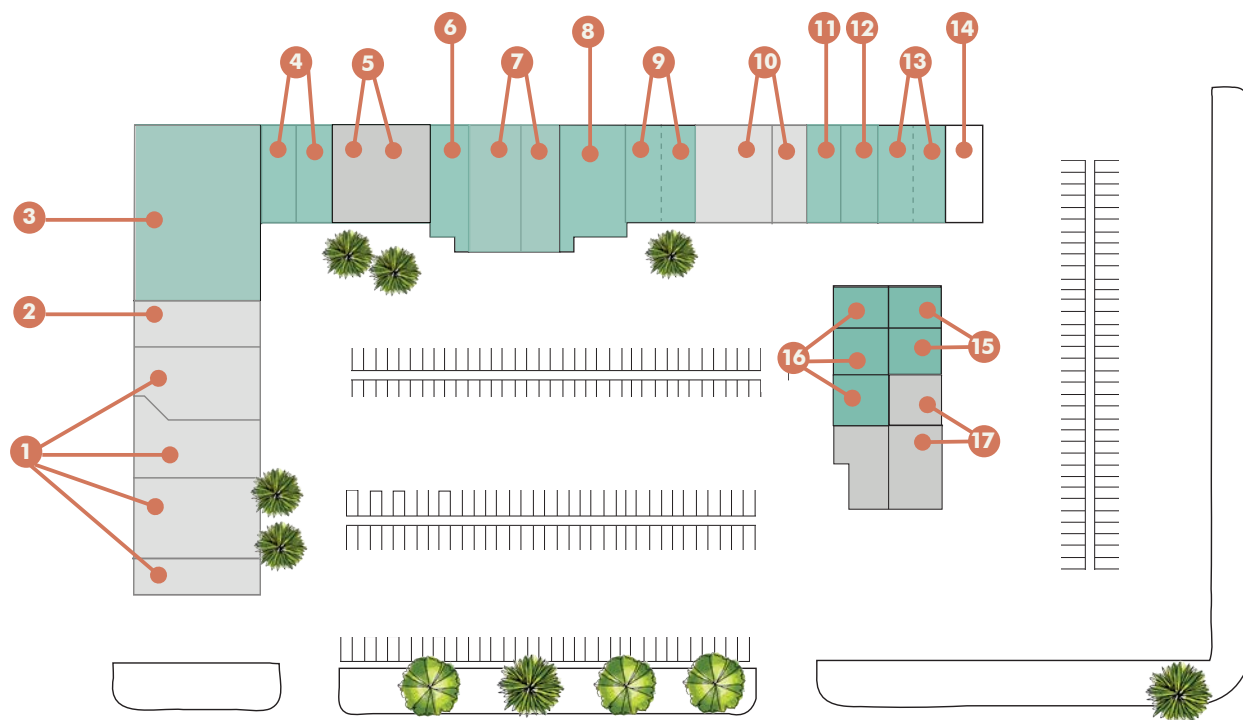
Location:	2901-2961 E. Grant Road Northwest corner of Grant and Country Club
Rentable SF:	±960 SF - ±4,800 SF
Lease Rate:	\$12.00 - \$15.00/SF NNN
Triple Net:	Estimated at \$4.65/SF

Property Features

- Attractive renovation
- Excellent visibility along heavily-traveled Grant Road and Country Club Road
- Convenient Midtown location within close proximity to University of Arizona and Banner University Medical Center



Site Plan



 SITE PLAN NOT TO SCALE

Site Plan #	Suite #	Tenant	Size (±SF)
1	2901	Davita Dialysis	7,100
2	2909	Correct Hearing Ctr	1,200
3	2911	Vacant	4,800
4	2913-15	Vacant	1,904
5	2917-19	Groundworks Tucson	2,896
6	2921	Vacant	1,340
7	2923-25	Vacant	3,500
8	2927	Vacant	2,060
9	2929-31	Vacant	1,920
10	2933-35	Jun Dynasty Restaurant	2,880
11	2937	Vacant	960
12	2939	Vacant	960
13	2941-43	Vacant	1,920
14	2945	Tubacabra Recording Studio	960
15	2959-63	Vacant	1,500
16	2947-49	Vacant	1,800
17	2953-57	Arizona Lottery	3,200

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Demographics & Traffic Counts

Demographics

2022 Estimates	1 Mile	3 Mile	5 Mile
Population	16,751	135,329	275,152
Avg. Household Income	\$70,097	\$66,834	\$71,260
Households	8,450	62,584	125,447

Source: ESRI

Traffic Count

E. Grant Road	35,404 AADT
N. Country Club	15,882 AADT

Source: PAG 2022

Contact Us

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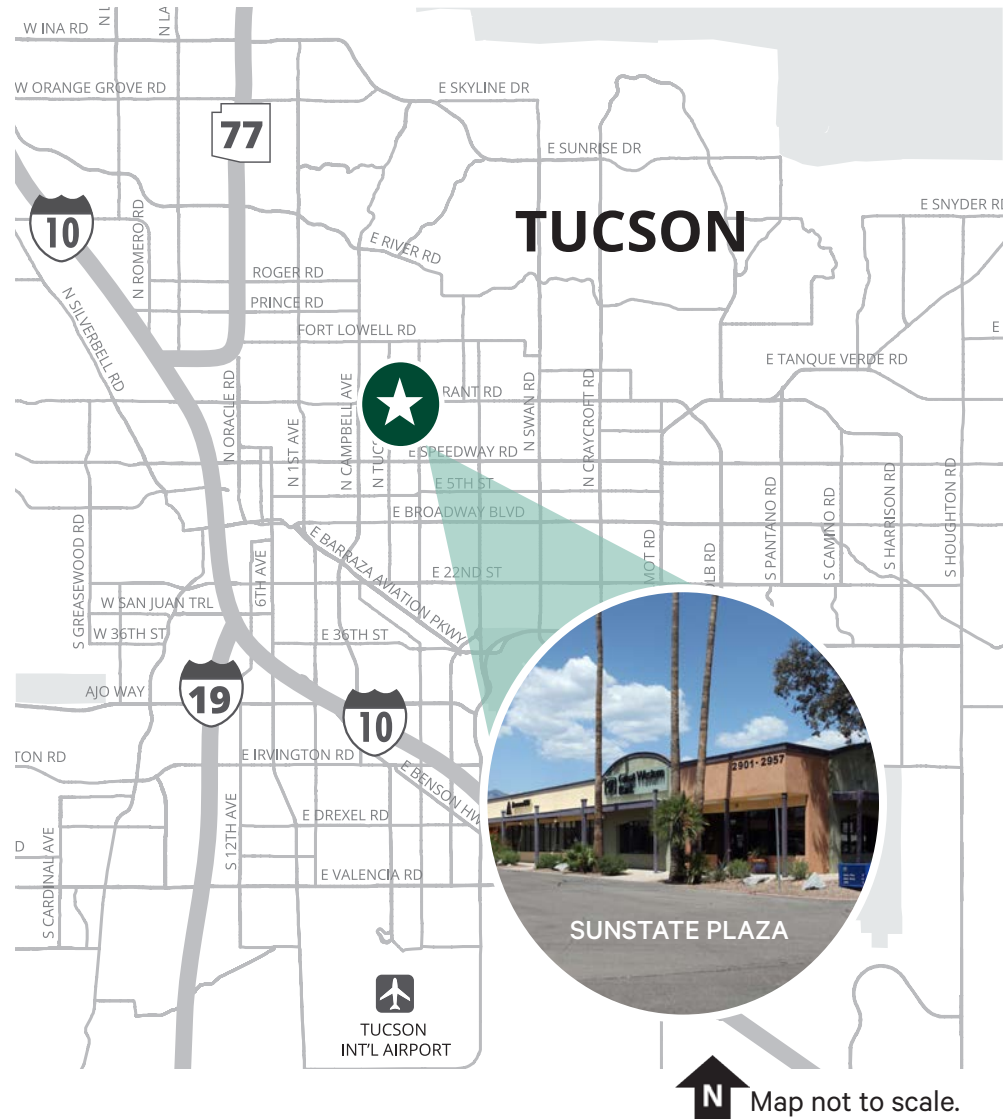
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