

SUB-LEASE OPPORTUNITY

RetailNet
REAL ESTATE

TUCSON, AZ

Walgreens #7463

±14,560 SF + DT | Dec '36 | \$175K/yr, MG

525 W VALENCIA RD

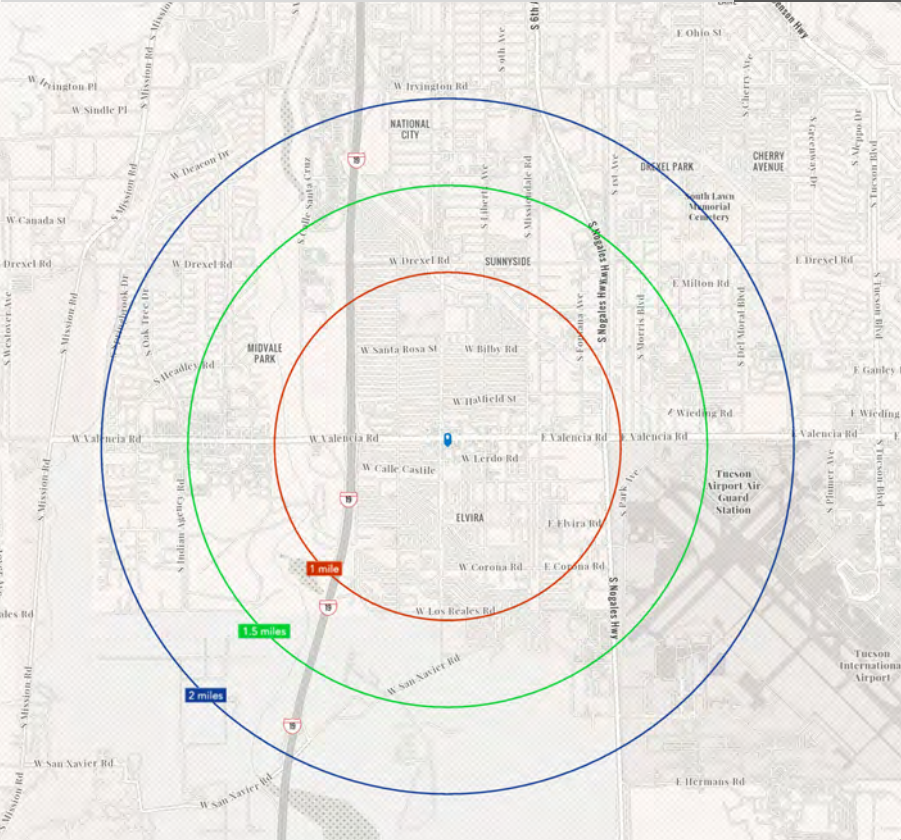


Property Overview

- ✦ **Building.** ±14,560 SF + drive-through
- ✦ **Rent.** \$175K/yr, modified gross
- ✦ **Master Lease Expiration.** 12/31/36
- ✦ **Parcel.** 1.53 AC
- ✦ **Parking.** 82 spaces
- ✦ **Access.** RI/RO - W Valencia + S. 12th Av ; FI/FO (extended) – W. Lerdo Rd
- ✦ **Signage.** Building + monument w/ electronic reader
- ✦ **Yr Built / Improvements.** '03; HVACs replaced '18
- ✦ **Signalized Intersection.** SEC of Valencia & 12th Ave
- ✦ **Parcel Info.** [Property Record](#)
- ✦ **Zoning.** C-1, City of Tucson [Permitted Use Table](#)
- ✦ **Prohibited Uses.** Pharmacy, bar, children's play or party facility, 2nd hand store, educational or training facility, gas, car wash, industrial use and/or auto sales.

Location Overview

- ✦ **Property.** Prominent, freestanding building with drive-through at high-traffic intersection (±65K VPD)
- ✦ **Location.** ½ mile east of I-19, with surrounding retailers including Food City, Dollar Tree, O'Reilly &, and minutes from Tucson Intl Airport.
- ✦ **New Development.** Rincon Manor, new 84-unit, senior housing project 1 block south.



2026	1 Mile	1.5 Miles	2 Miles
Population	15,164	24,511	43,082
Households	5,191	8,597	15,041
Avg. HH Inc.	\$65,902	\$68,399	\$69,254
Median Age	35.3	35.2	34.2
W Valencia – Daily Traffic Count Estimate			53,000 VPD
S 12th Ave – Daily Traffic Count Estimate			12,000 VPD

tucson, az

525 W VALENCIA RD



Miss Bernal Campus

W Valencia - 53,000 VPD



W Lerdo Rd

S. 12th Ave - 12,000 VPD

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Mission Bernal Campus

W Valencia - 53,000 VPD

S. 12th Ave - 12,000 VPD

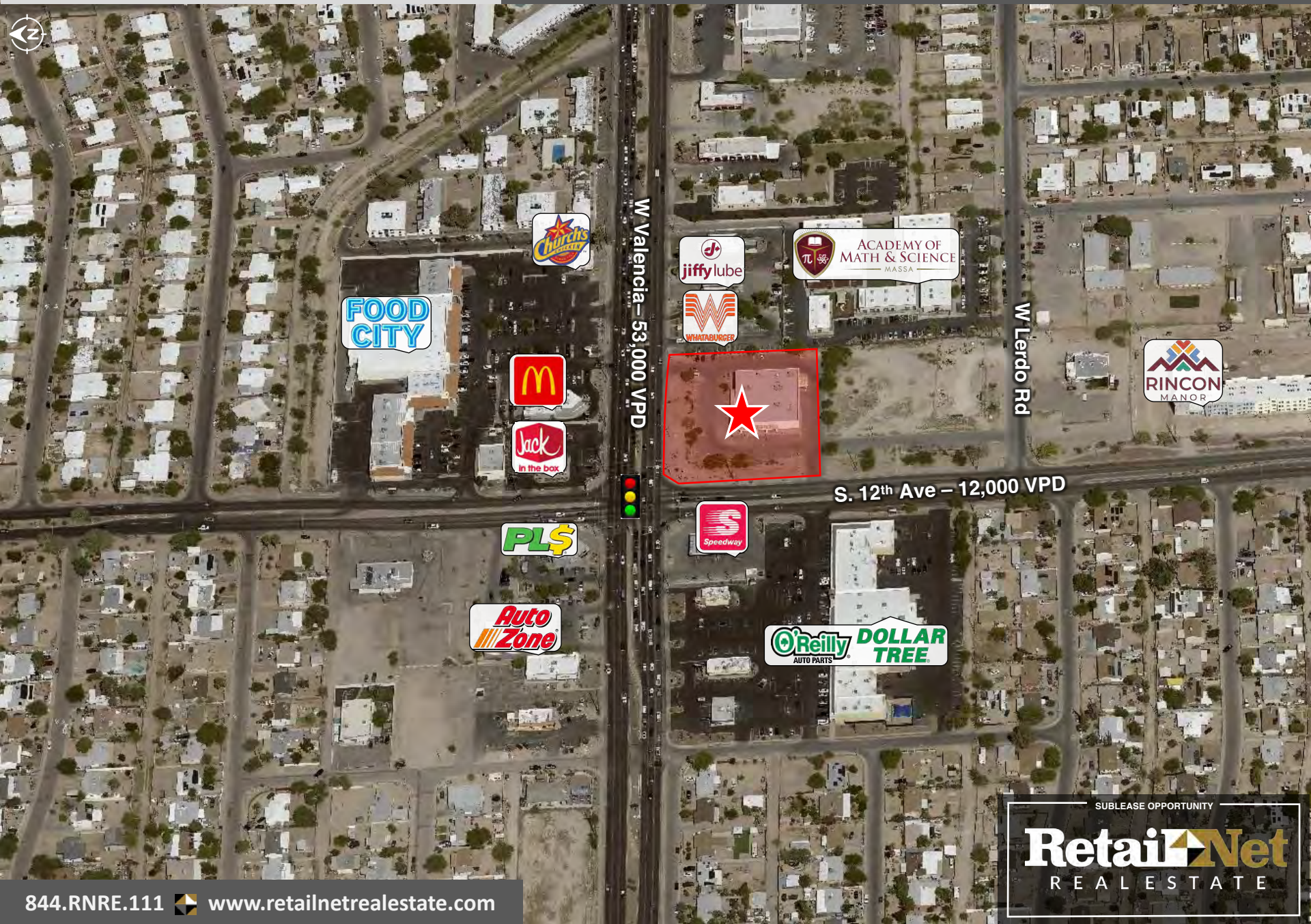
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W Valencia—53,000 VPD

W Lerdo Rd

S. 12th Ave — 12,000 VPD

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SUB-LEASE TERMS

SUGGESTED RENT*

\$175,000

(inclusive of RET; R&M, insurance, utilities separate)

SUBLEASE TERM

12/31/36

DELIVERY

"As-Is"

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

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