

LEE LEE PLAZA

1980-2040 W. ORANGE GROVE RD, TUCSON, AZ



For Lease | Grocery Anchored Shopping Center

WE ARE
THE CENTER
OF RETAIL



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RETAIL SPACE

1,000 SF, 1,100 SF, 1,291 SF

LEASE RATE

2040 W. Orange Grove Rd
\$17.00/SF, NNN
NNN: ±\$5.82/SF

1980 W. Orange Grove Rd
\$23.00/SF NNN
NNN: ±\$6.17/SF

NEIGHBORING TENANTS

Northwest Medical Center, Northwest Tucson Surgery Center, Starbucks, Walgreens, & More

COMMENTS

- Located across the street from Northwest Medical Center, boosting the areas daytime population
- One mile south of Foothills Mall, soon to undergo redevelopment
- Shopping Center recently painted



NEIGHBORHOOD DEMOGRAPHICS



1 Mile	7,067	\$86,376	6,013	\$89.85 M
3 Miles	72,189	\$70,979	36,371	\$837.22 M
5 Miles	163,956	\$75,158	73,539	\$1.95 B

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TRAFFIC COUNTS



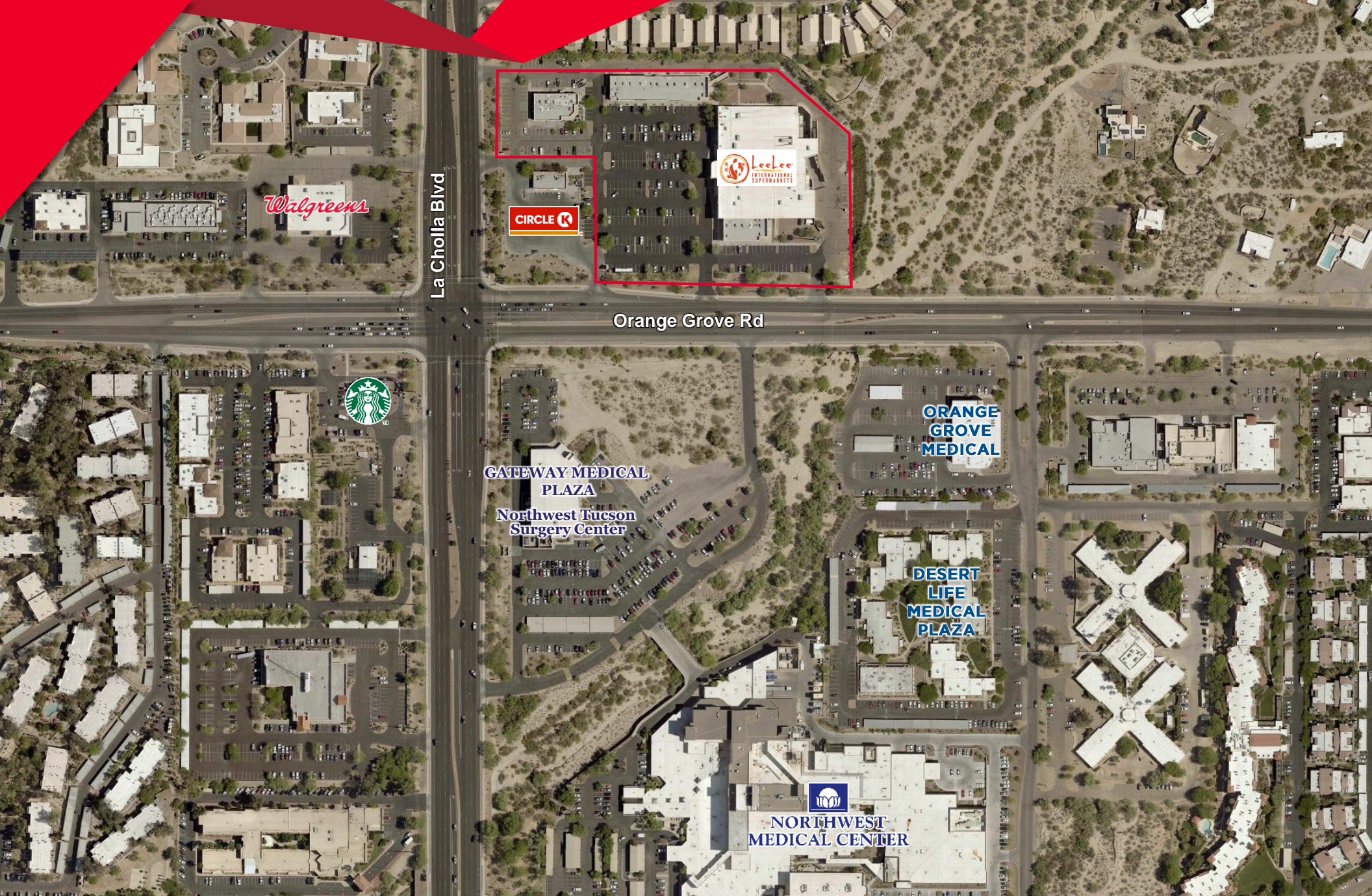
Orange Grove Road	22,258 vehicles per day (2019)
La Cholla Boulevard	24,576 vehicles per day (2019)

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A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client. 9/9/2020

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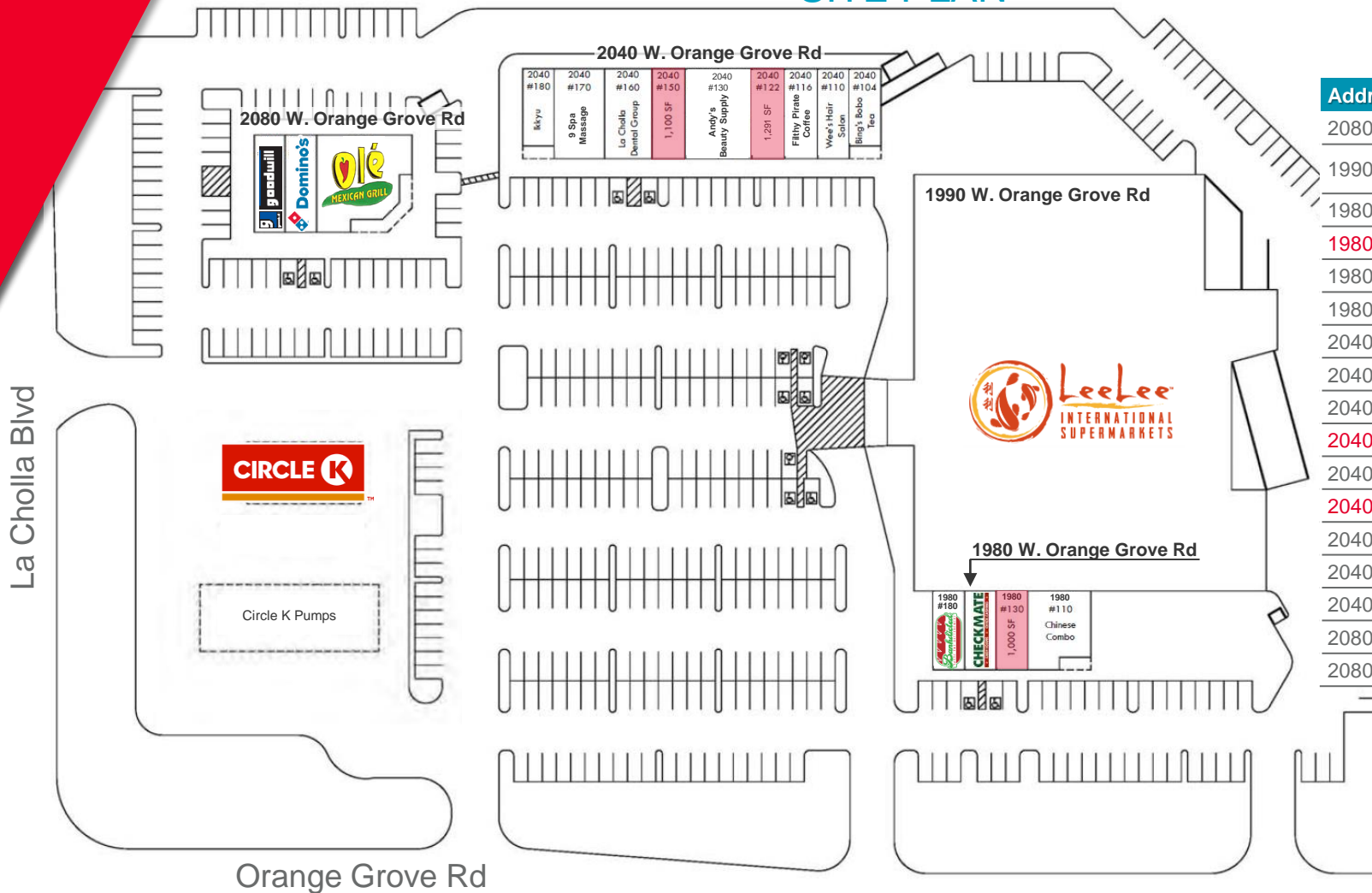
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SITE PLAN



Address	Tenant	SF
2080 #130	Goodwill	1,195
1990	Lee Lee International Supermarkets	51,242
1980 #110	Chinese Combo	1,950
1980 #130	AVAILABLE	1,000
1980 #150	Checkmate	1,000
1980 #180	Banhdicted	1,000
2040 #104	Bing's Boba Tea	1,050
2040 #110	Wee's Hair Salon	1,107
2040 #116	Filthy Pirate Coffee	1,107
2040 #122	AVAILABLE	1,291
2040 #130	Andy's Beauty Supply	2,200
2040 #150	AVAILABLE	1,100
2040 #160	La Cholla Dental Group	1,693
2040 #170	9 Spa Massage	1,765
2040 #180	Ikkyu	1,100
2080 #100	Olé Mexican Grill	3,450
2080 #120	Domino's	1,195

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