



MIDTOWN TUCSON

3,450 SF FORMER ORANGE THEORY FITNESS

NEC GRANT RD & TUCSON BLVD

COMMON BOND
— DEVELOPMENT GROUP —

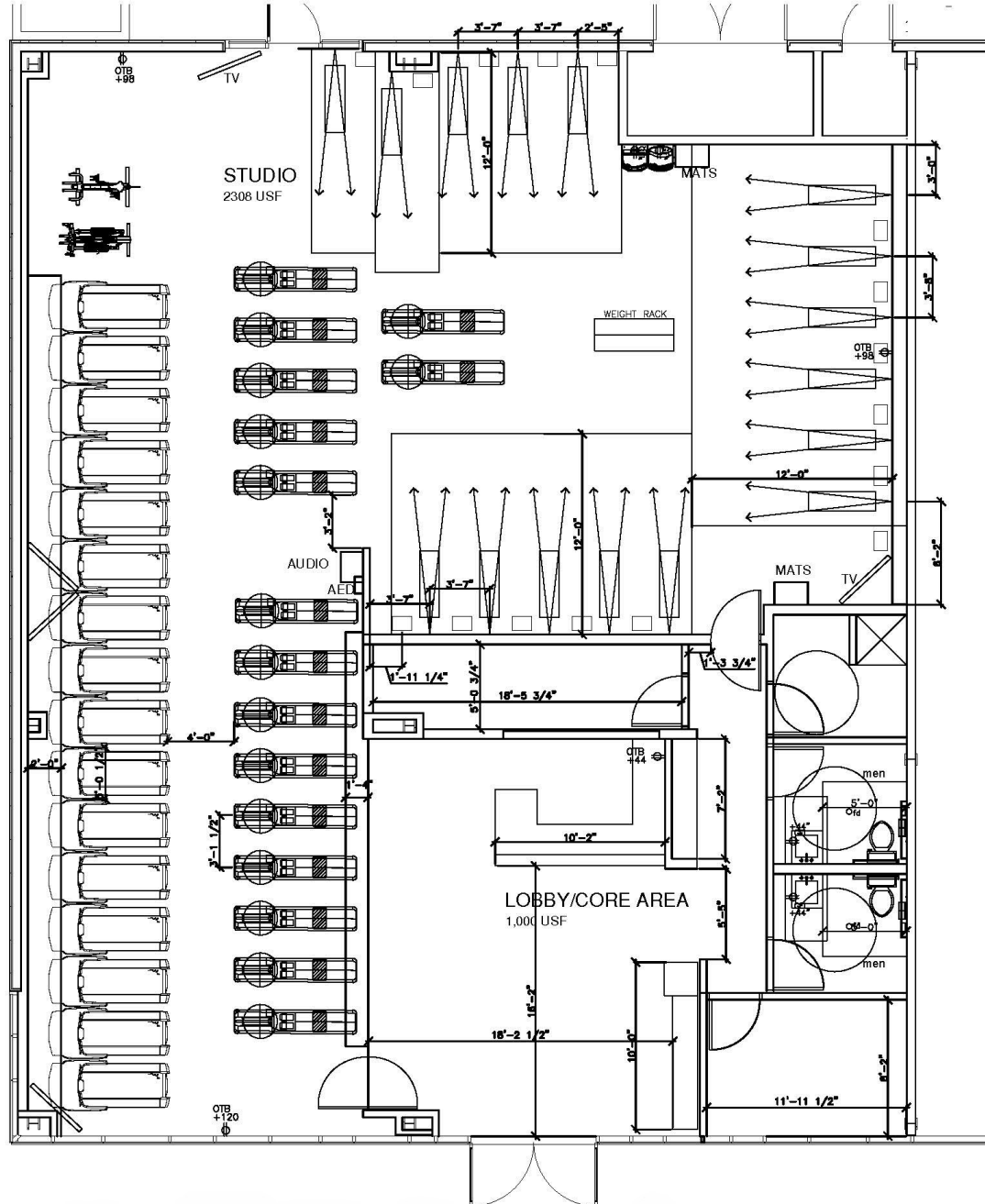
PROPERTY HIGHLIGHTS

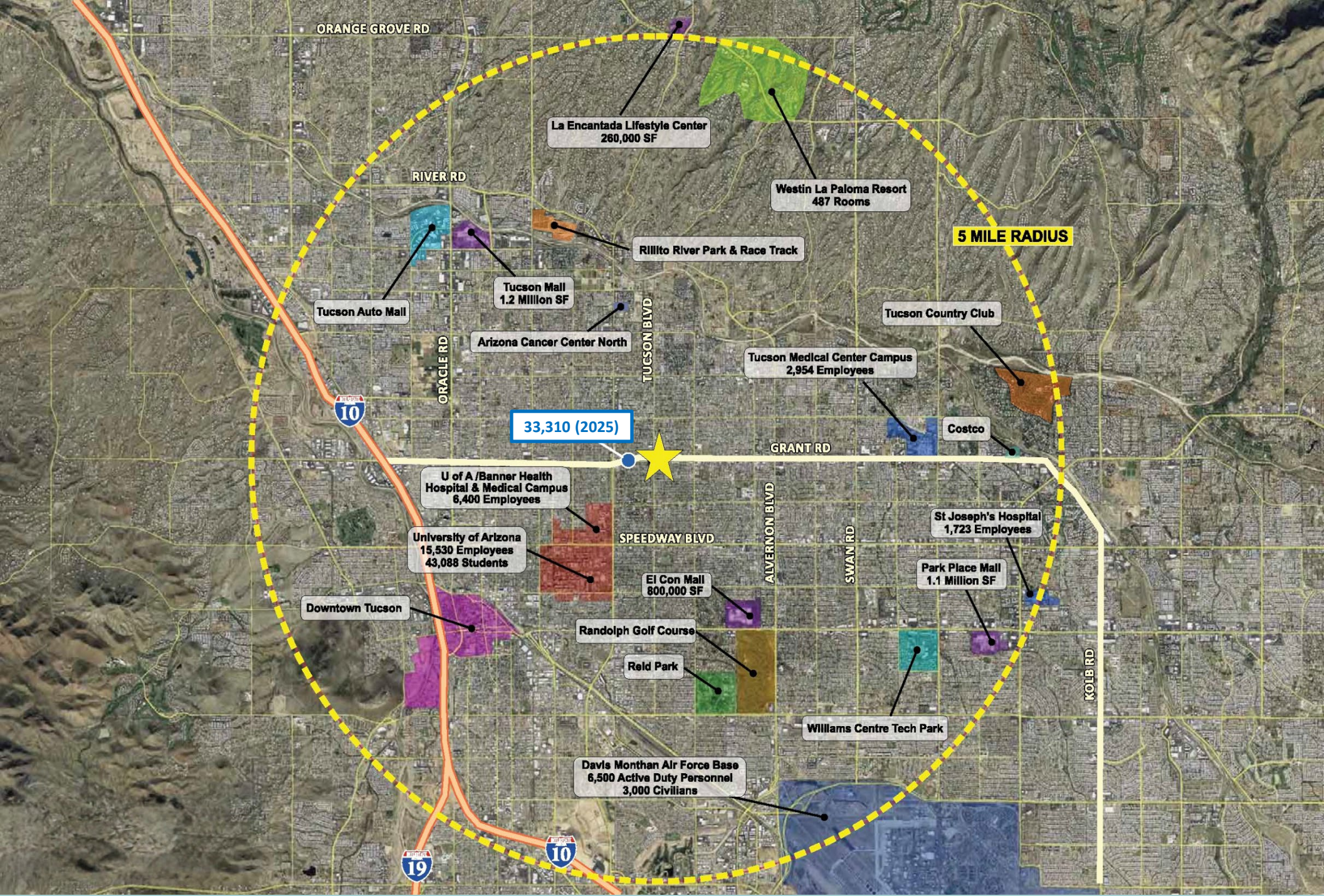
- 3,450 SF
- Prime Midtown Tucson Location – Positioned in the heart of Tucson’s central corridor with strong surrounding density & established neighborhoods
- ±1.5 Miles from the University of Arizona – Direct access to a major employment and student population base
- Excellent Visibility & Frontage on Grant Road – One of Tucson’s primary east-west corridors
- Located next to Culinary Dropout & across from Snooze and Postino
- Signalized Intersection Access – Easy ingress/egress for customers
- 33,310 AADT on Grant Rd (2025)
- Ample parking

COMMON BOND
— DEVELOPMENT GROUP —



FLOOR PLAN





NEXT TO CULINARY DROPOUT & ACROSS THE STREET FROM SNOOZE & POSTINO

Orangetheory
FITNESS

néktar
JUICE BAR

Lemon Shark
POKÉ • RAW BAR

2501



CALL FOR PRICING

Orangetheory
FITNESS

CONTACT

ALEX CLARK
aclark@commonbonddg.com
602.478.6115

COMMON BOND
— DEVELOPMENT GROUP —