

LEE LEE PLAZA

1980-2040 W. Orange Grove Road | Tucson, AZ

CUSHMAN &
WAKEFIELD

 **PICOR**

FOR LEASE



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PROPERTY DETAILS

Available	Suite 116: ±1,107 SF	CLICK TO VIEW VIRTUAL TOUR
Lease Rate	\$19.00/SF	
NNN Cost	± \$7.00/SF	
Zoning	CB-1 (Pima County)	
Address	1980-2040 W. Orange Grove Road, Tucson, AZ	

HIGHLIGHTS

- Join Lee Lee International Supermarket, the only international grocery destination serving the greater Tucson area
- Neighboring Tenants: Northwest Medical Center, Northwest Tucson Surgery Center, Starbucks, Walgreens, & More
- Located across the street from Northwest Medical Center, boosting the areas daytime population
- One mile south of Uptown, the Foothills Mall redevelopment, currently underway

TRAFFIC COUNTS

Orange Grove Road	21,543 VPD (2025)
La Cholla Boulevard	30,479 VPD (2025)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	7,108	\$116,201	403
3 Miles	71,293	\$98,203	3,995
5 Miles	167,815	\$100,467	8,198

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3/27/2026

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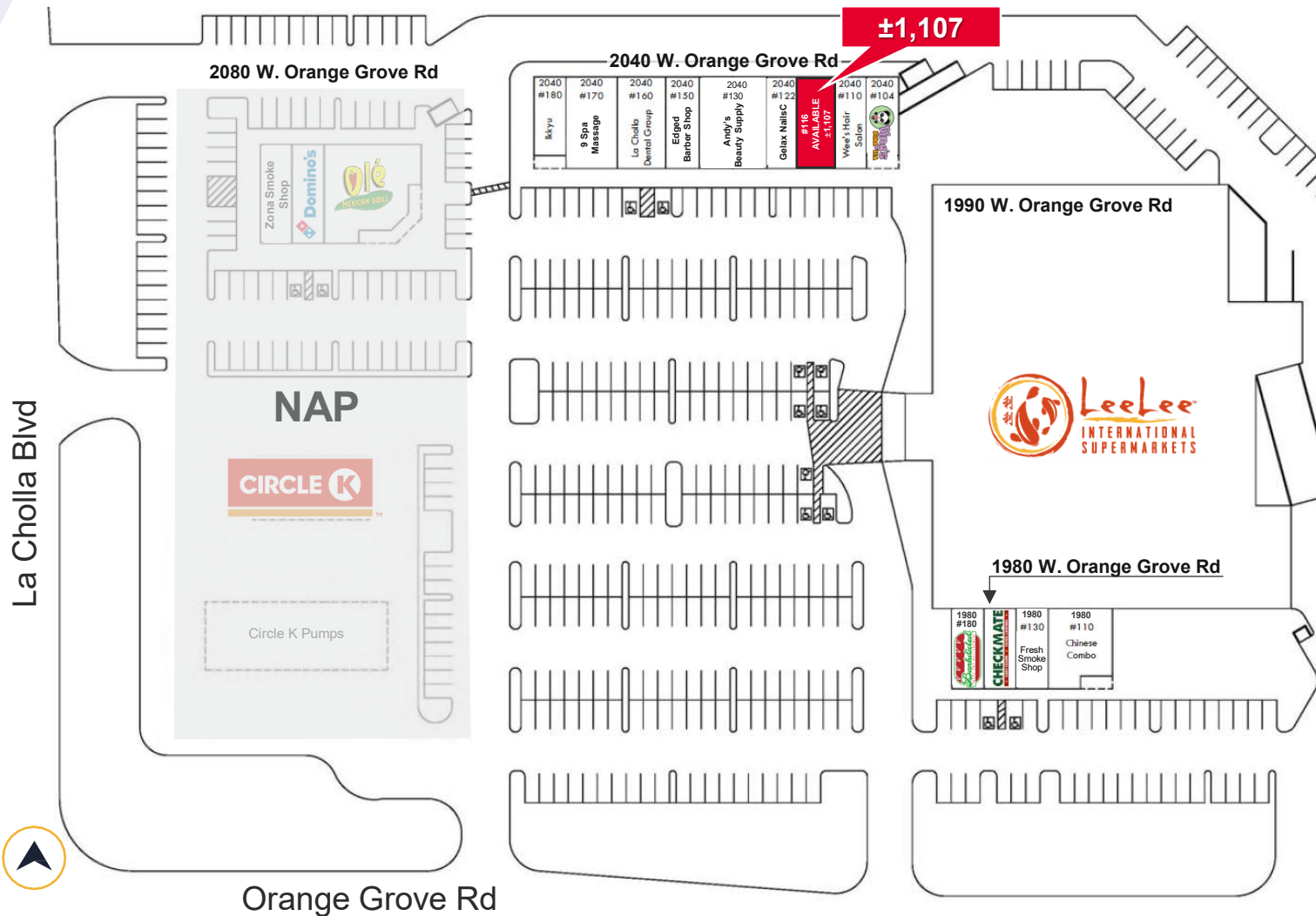
AERIAL LOOKING SOUTH



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SITE PLAN



Address	Tenant	SF
1990	Lee Lee International Supermarkets	51,242
1980 #110	Chinese Combo	1,950
1980 #130	Fresh Smoke Shop	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	AVAILABLE	±1,107
2040 #122	Gelax Nails	1,291
2040 #130	Andy's Beauty Supply	2,200
2040 #150	Edged Barber Shop	1,100
2040 #160	La Cholla Dental Group	1,693
2040 #170	9 Spa Massage	1,765
2040 #180	Ikkyu	1,100

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