

OLD SPANISH TRAIL CROSSING

NEC 22nd St / Harrison Rd / Old Spanish Trail | Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR

FOR LEASE



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PROPERTY DETAILS

Availability	Suite 111: 820 SF	CLICK TO VIEW VIRTUAL TOUR
	Suite 127: 1,200 SF	CLICK TO VIEW VIRTUAL TOUR
Lease Rate	Contact Agent	
NNN Rate	\$9.09/SF	
Availability	Immediate	
Year Built	2004	
Zoning	C-2, City of Tucson	
Address	NEC 22nd Street & Harrison Road, Tucson AZ 85748	

HIGHLIGHTS

- Major regional intersection in one of Tucson's fastest growing trade areas
- Center is located at a high traffic intersection of three major streets that are used by over 45,000 vehicles per day
- Monument and tower signage available

TRAFFIC COUNTS

Harrison Rd	18,404 VPD (2024)
Old Spanish Trail	8,664 VPD (2024)
22 nd St	16,995 VPD (2024)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	11,162	\$106,135	2,301
3 Miles	86,743	\$94,282	16,206
5 Miles	167,700	\$95,050	40,614

Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770
Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712

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3/9/2026

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SITE PLAN



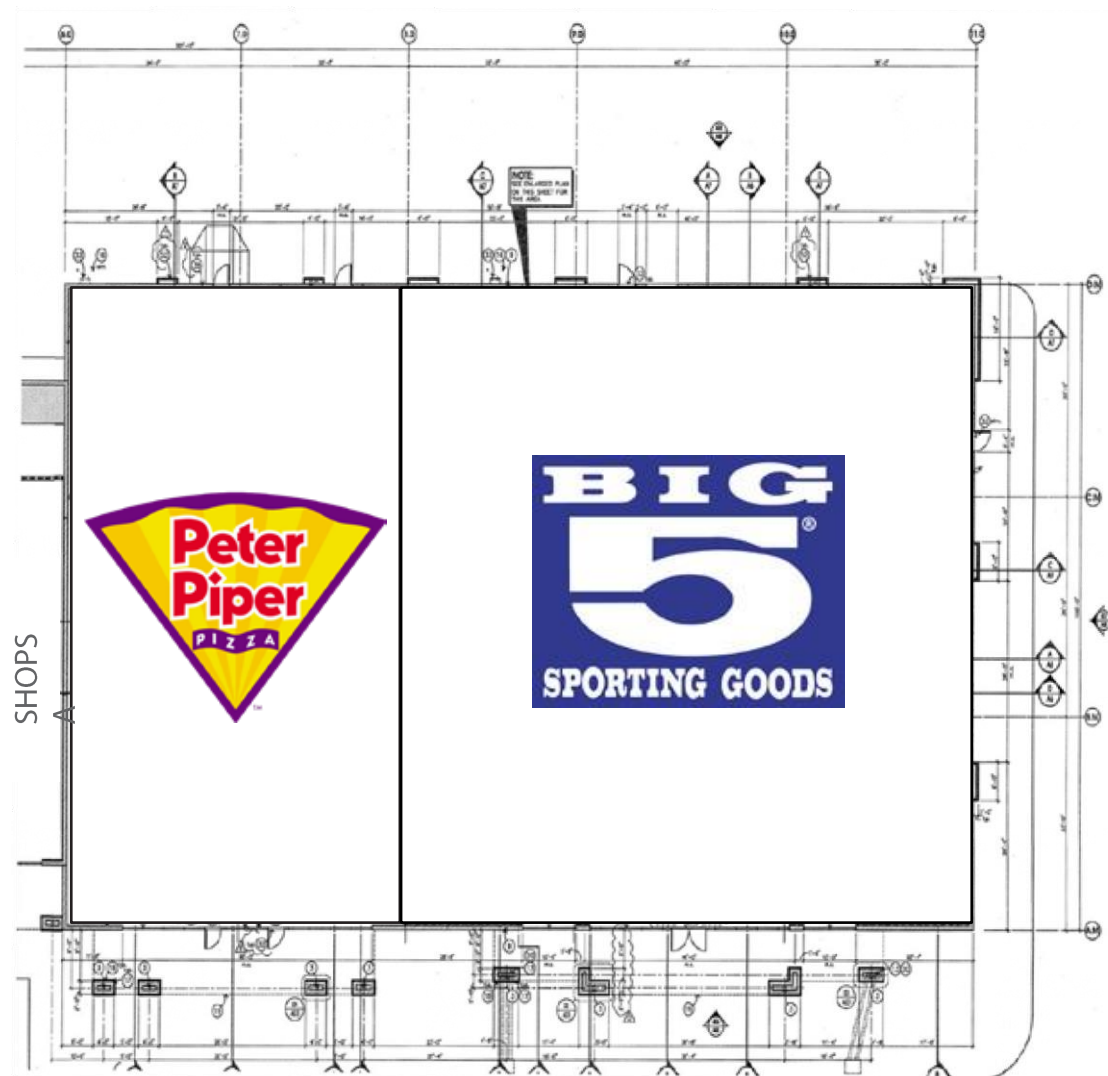
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FLOOR PLAN



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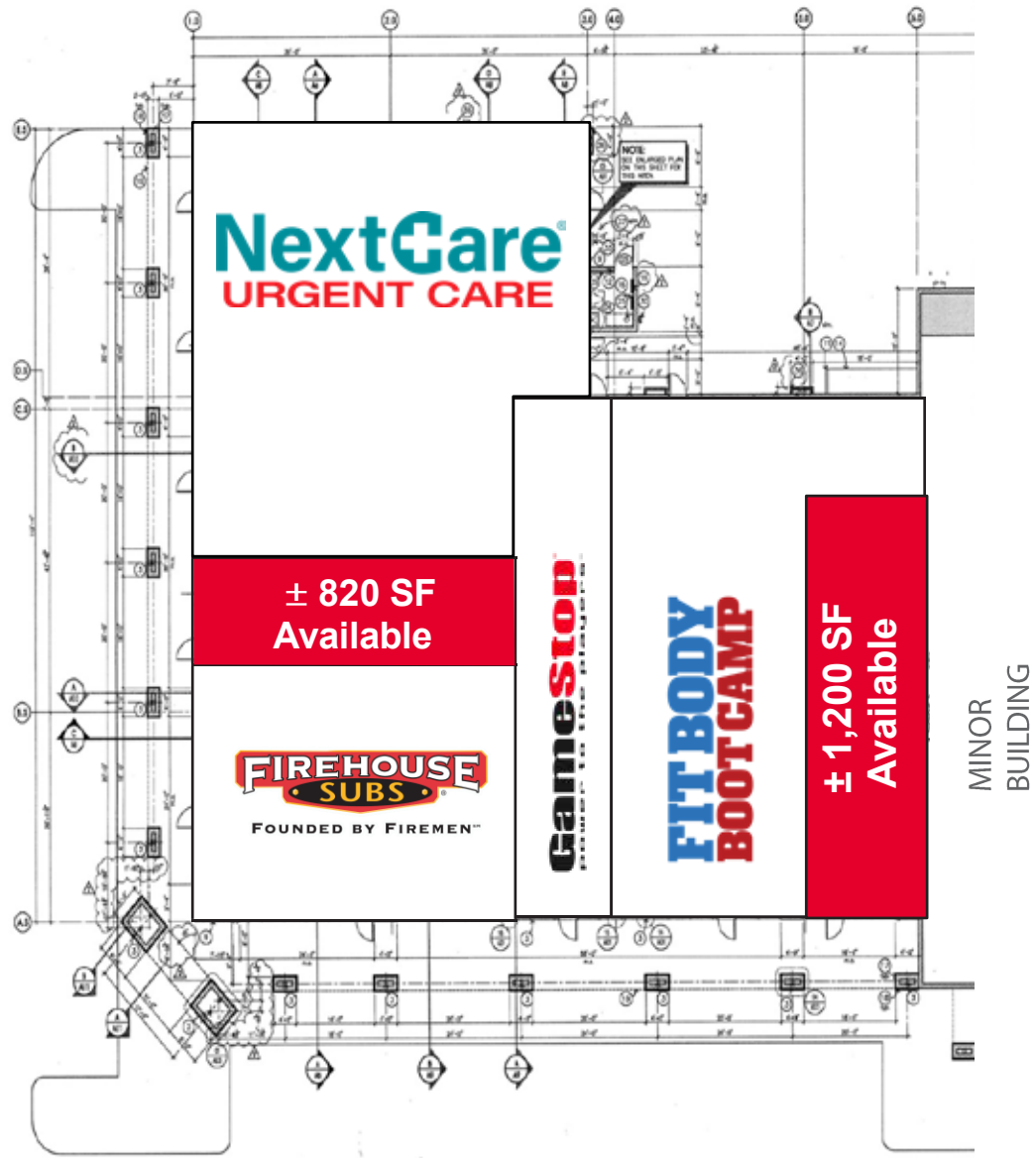
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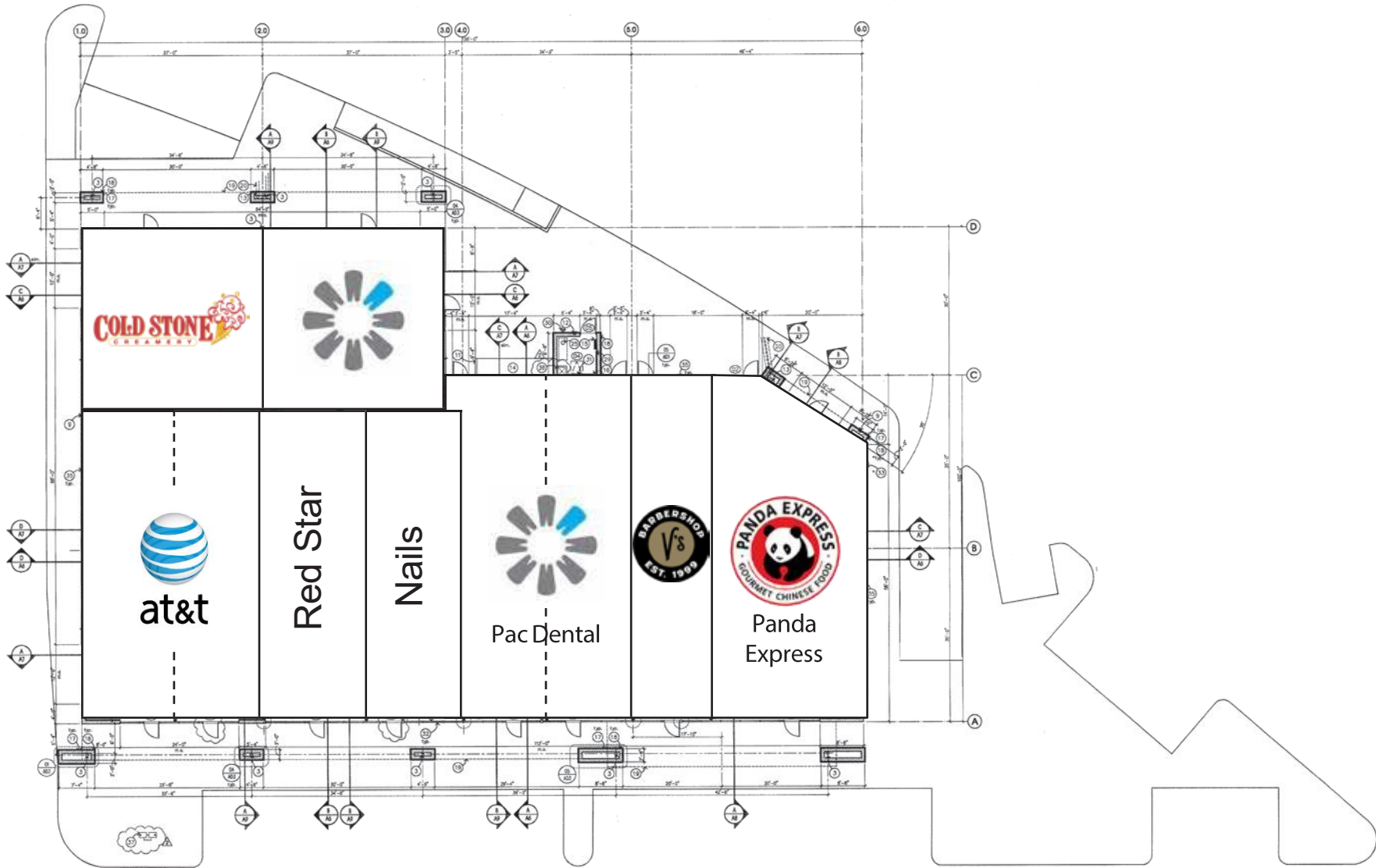
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Harrison Road 18,404 VPD (2024)

22nd Street 16,995 VPD (2024)



TARGET

NextCare URGENT CARE

GameStop

FIREHOUSE SUBS

Peter Piper

BIG 5 SPORTS & GOODS

at&t

Dorsett Dentistry

EveryKid's DENTIST & ORTHODONTICS

CHILDTIME LEARNING CENTERS

Speedway

Valero

Village Inn



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