

# ROGER RD BUSINESS PARK

# 460-470 W. Roger Road



6298 E. Grant Rd., Suite#100  
Tucson, AZ 85712  
P: 520.296.0200  
F: 520.296.1571  
[www.larsenbaker.com](http://www.larsenbaker.com)  
Owner/Agent

## Retail/Flex For Lease

**Isaac Figueroa, CCIM, SIOR**  
Principal, Vice President  
520.296.0200 x218  
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*Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen – Designated Broker – Owner/Agent.*

# AVAILABILITY

Suite #140: ±1,550 SF

Lease Rate: \$1,600/month MG

# PROPERTY FEATURES

Zoning: C-3

Parking: 2.6/1,000 SF

# PROPERTY HIGHLIGHTS

- Outstanding location with close proximity to Tucson Foothills and Oro Valley
- Located within 1 mile of the Tucson Mall and Auto Mall
- Functional for office/warehouse/flex users



# Aerial Map

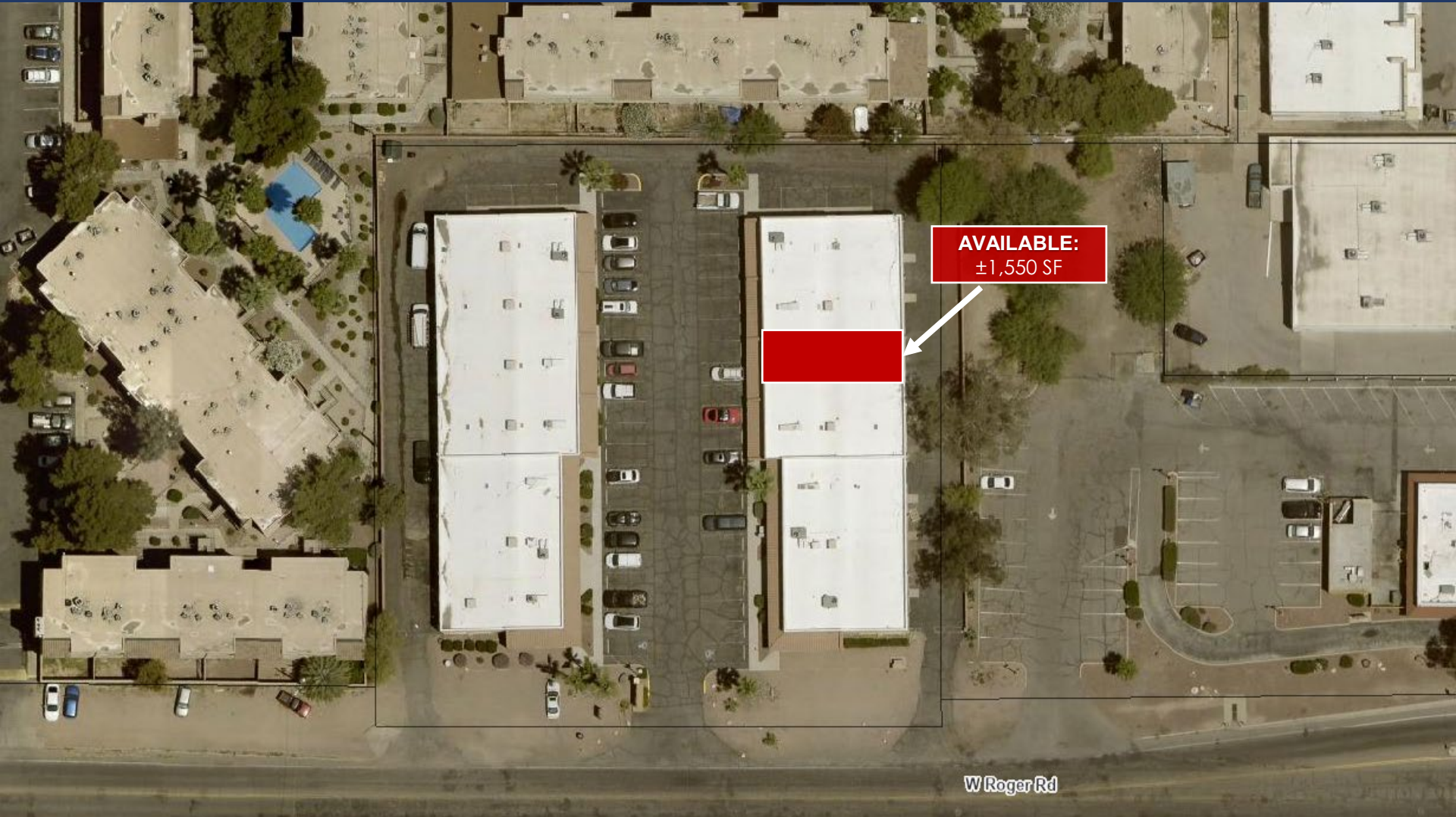


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# Aerial View



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# DEMOGRAPHICS (2024)

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b>	6,231	30,067	134,954
<b>Average Family Income</b>	\$150,055	\$167,725	\$111,561
<b>Employees</b>	1,929	10,158	64,189

