

# OFFICE / RETAIL ON THE LOOP!

1350 N Kolb Rd | Tucson, AZ 85715

 CUSHMAN &  
WAKEFIELD

 **PICOR**

FOR LEASE



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WAKEFIELD  **PICOR**

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## PROPERTY DETAILS

Available	551 RSF - 24,821 RSF
Lease Rate	Office: \$19.75/RSF/YR Full Service Retail: \$19.00/RSF/YR NNN
Triple Net Charges	Contact Agent
Zoning	C-1 (City of Tucson)

## NEIGHBORING TENANTS

Lowes, Walmart, First Watch, Baggins & Pizza Hut/Wing Stop

## HIGHLIGHTS

- Direct access to The Loop multimodal path
- Distinctive two-story building with outstanding views
- Excellent access and parking
- Parking lot resurfaced in 2025
- Scenic eastside location with shopping, restaurants, and amenities nearby

## TRAFFIC COUNTS

Kolb Rd	50,549 VPD (2024)
Speedway Blvd	46,253 VPD (2024)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	9,544	\$86,462	6,016
3 Miles	103,599	\$90,209	52,984
5 Miles	246,870	\$91,866	85,642

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1/27/2026

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## RETAIL STOREFRONTS



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## FLOOR PLAN – 1<sup>st</sup> FLOOR



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## FLOOR PLAN – 2<sup>nd</sup> FLOOR



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## PROPERTY PHOTOS



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## AERIAL



Placer collects information on the foot traffic of millions of consumers and uses location analytics to provide a better understanding of consumer behavior. The ranking overview provides a snapshot of a chain's foot traffic compared to other chain locations within a defined area. We've highlighted rankings in respect to the entire state of Arizona.



**SUBJECT**

**Lowe's**  
#2 in AZ:  
793.8 K Visits

**BAGGIN'S**  
Gourmet Sandwiches  
FirstWatch  
The Daytime Cafe

**Walmart**  
Supercentre  
#8 in AZ:  
793.8 K Visits



Speedway Blvd 50,549 VPD (2024)

Kolb Rd 50,549 VPD (2024)

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