

Sunstate Plaza

NWC Grant & Country Club Rds | Tucson, AZ 85716



Sunstate Plaza

NWC Grant & Country Club Rds | Tucson, AZ 85716

For Lease

Property Details

Sunstate Plaza is an attractive, centrally located retail center situated along heavily-traveled Grant Road at the northwest corner of Grant Road and Country Club. Great access, visibility, and impressive façade provides good signage for tenants. Excellent opportunity for a retailer or service tenant to secure a strategic location at one of the busiest intersections in central Tucson.

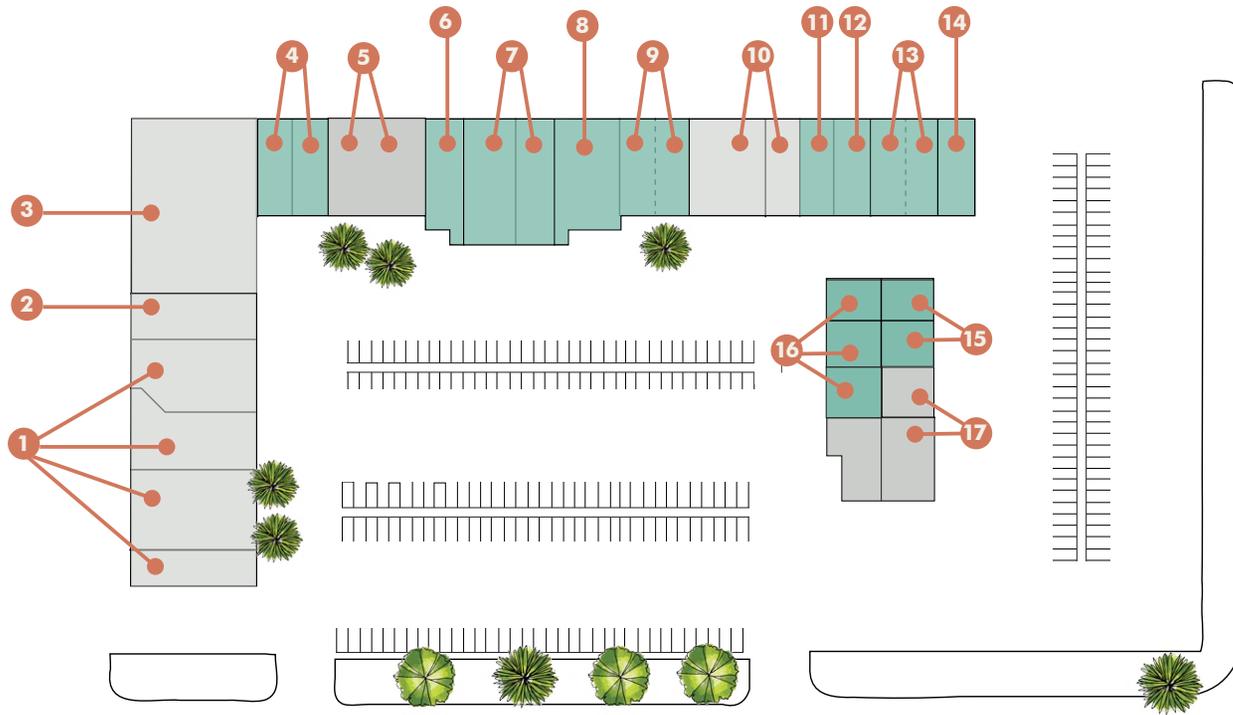
Location	2901-2961 E. Grant Road Northwest corner of Grant Rd and Country Club Blvd
Rentable SF	±960 SF - ±3,500 SF
Lease Rate	\$12.00 - \$15.00/SF NNN
Triple Net:	Estimated at \$5.51/SF

Property Features

- + Attractive renovation
- + Excellent visibility along heavily-traveled Grant Road and Country Club Road
- + Convenient Midtown location within close proximity to University of Arizona and Banner University Medical Center



Site Plan



 SITE PLAN NOT TO SCALE

Site Plan #	Suite #	Tenant	Size (±SF)
1	2901	Davita Dialysis	7,100
2	2909	Correct Hearing Ctr	1,200
3	2911	AZ Deal Dash	4,800
4	2913-15	Vacant	1,904
5	2917-19	Groundworks Tucson	2,896
6	2921	Vacant	1,340
7	2923-25	Vacant	3,500
8	2927	Vacant	2,060
9	2929-31	Vacant	1,920
10	2933-35	Jun Dynasty Restaurant	2,880
11	2937	Vacant	960
12	2939	Vacant	960
13	2941-43	Vacant	1,920
14	2945	Vacant	960
15	2959-63	Vacant	1,500
16	2947-49	Vacant	1,800
17	2953-57	Arizona Lottery	3,200

Sunstate Plaza

NWC Grant & Country Club Rds | Tucson, AZ 85716

For Lease

Demographics & Traffic Counts

Demographics

2023 Estimates	1 Mile	3 Miles	5 Miles
Population	17,197	133,409	272,042
Avg. Household Income	\$68,772	\$68,058	\$73,404
Households	8,700	62,001	125,731

Source: ESRI

Traffic Count

E Grant Road	32,947 AADT
N Country Club	16,539 AADT

Source: PAG 2023

Contact Us

Pete Villaescusa

First Vice President

+1 520 323 5112

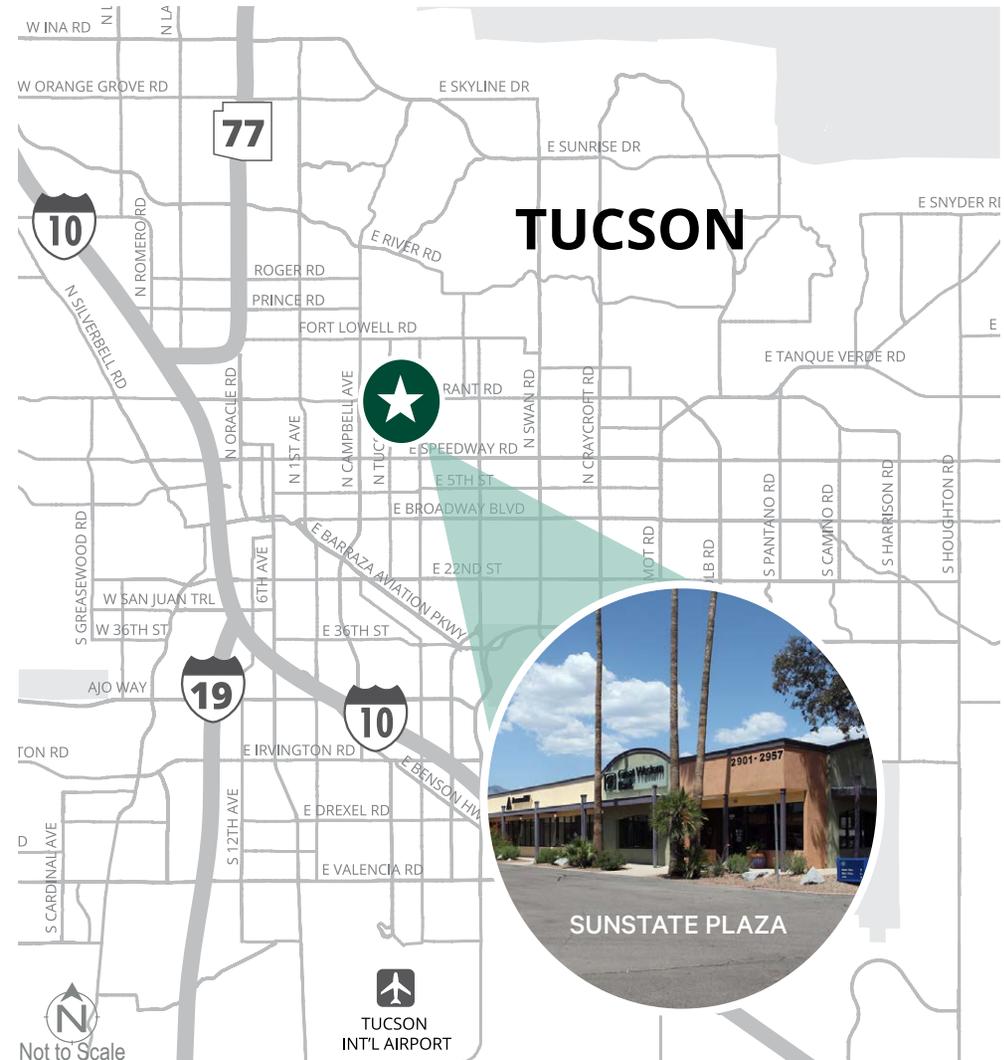
peter.villaescusa@cbre.com

Jesse Peron

Vice President

+1 520 323 5130

jesse.peron@cbre.com



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

Sunstate Plaza

NWC Grant & Country Club Rds | Tucson, AZ 85716

For Lease

