

FOR LEASE

Shoppes at Fiesta Plaza

NWC Oracle Rd & River Rd | 5001 N Oracle Rd | Tucson, AZ 85704



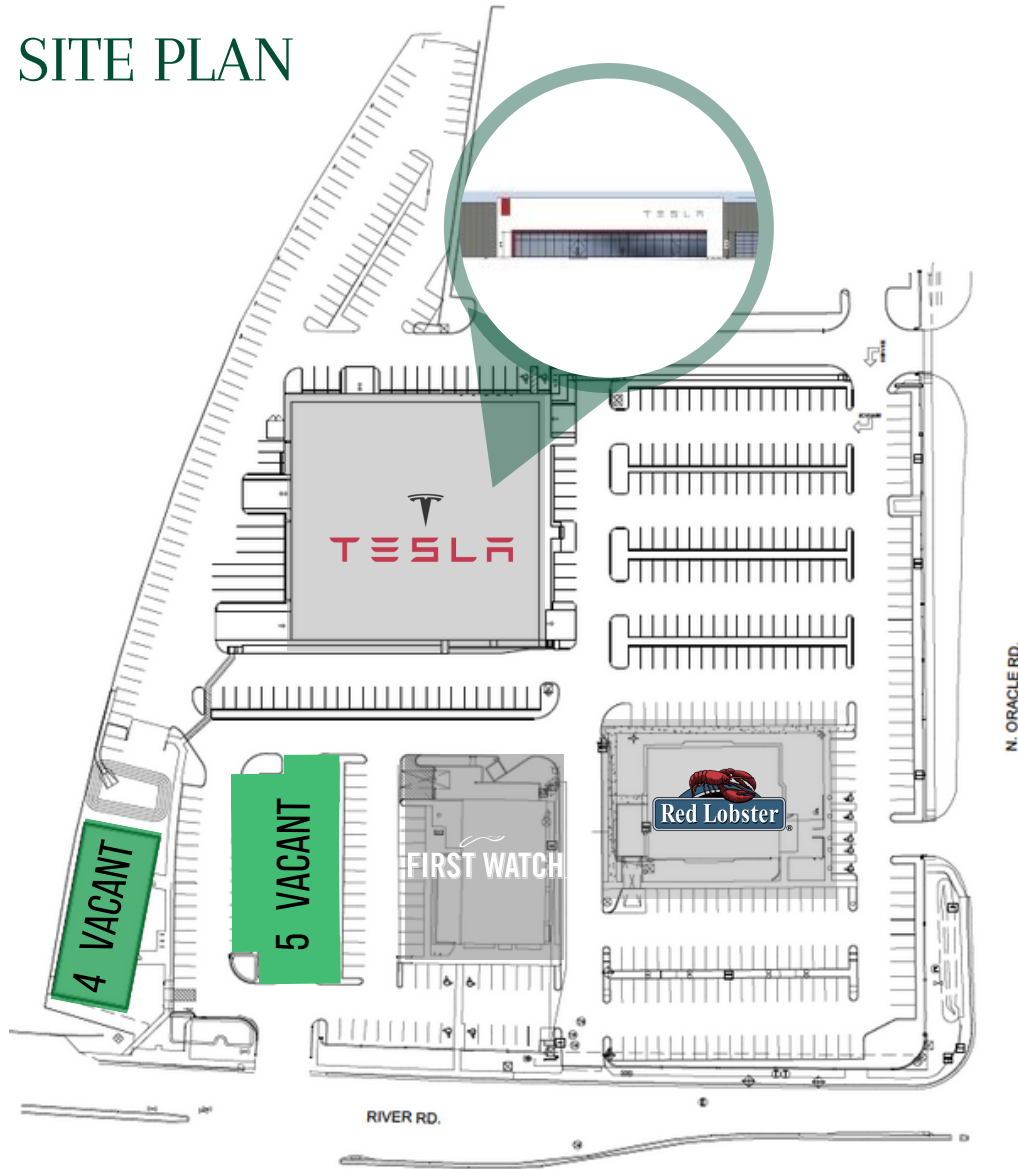
GRIMM COMMERCIAL LLC
3776 N 1ST AVE STE.200
TUCSON, ARIZONA 85719

STEPHEN GRIMM 520-795-5200 EXT 700
JUAN C. PANTOJA 520-795-5200 EXT 701
BROKERAGE@GRIMMCOMMERCIAL.COM

All information contained herein is deemed to be reliable but is not guaranteed by Grimm Commercial, LLC or any of its authorized representatives.

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SITE PLAN



Site	Building #	Tenant	Size SF
1	5081	TESLA DEALERSHIP	30,005
2	5055	FIRST WATCH	5,858
3	5061	RED LOBSTER	7,304
4	5040	AVAILABLE	5,000
5	TBD	AVAILABLE	6,950

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THE PROPERTY

AVAILABLE SPACE: PADS ±5,000 SF, ±6,950 SF

LEASE RATE: CALL BROKER FOR PRICING

ZONING: C-3, CITY OF TUCSON

PROPERTY HIGHLIGHTS

- LOCATED AT FIESTA PLAZA
- PROPERTY LOCATED AT SIGNALIZED INTERSECTION
- TENANTS INCLUDE: FIRST WATCH, RED LOBSTER AND TESLA

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 EST. POPULATION	6,817	84,180	203,630
MEDIAN HOUSEHOLD INCOME	\$46,336	\$40,137	\$46,028
HOUSEHOLDS	3,395	41,388	94,528
DAYTIME POPULATION	8,010	49,392	113,837
TOTAL RETAIL EXPENDITURE	\$91.2 M	\$1.1 B	\$2.6 B

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