

2,000 SF IN-LINE SPACE FOR LEASE IN NORTHPOINTE VILLAGE CENTER

THORNYDALE DR & COSTCO DR | TUCSON, AZ

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PROPERTY HIGHLIGHTS

- Located between W. Ina Rd and W. Orange Grove Rd just off I-10
- Bound by W. Costco Rd as part of Retail Hub including: Costco, Topgolf, Sportman's Warehouse, Home Depot, Arizona Dynamics, Pohle EZGO Cushman and Rock Solid Climbing & Fitness
- Adjacent to Big O Tires, Blue Whale Car Wash, Klipper Automotive
- Cotenants: Brooklyn Bedding, Fit Body Boot Camp, Dunn-Edwards, Luke's Chicago Sandwiches, Neptune Society, One Main Financial, Orange Grove Chiropractic, Acoma Animal Clinic, AZ Motor Vehicle Express, Ma Thai Massage, Cosmo Prof, Iron Doors Arizona and others.

2023 DEMOS (5-MILE RADIUS)

TOTAL POPULATION **132,331**

DAYTIME POPULATION **127,210**

TRAFFIC COUNTS

N THORNYDALE RD **29,675 VPD**

(ADOT '23)

INTERSTATE 10 **125,922 VPD**

(ADOT '22)

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PROPERTY PHOTOS



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INTERSECTION AERIAL

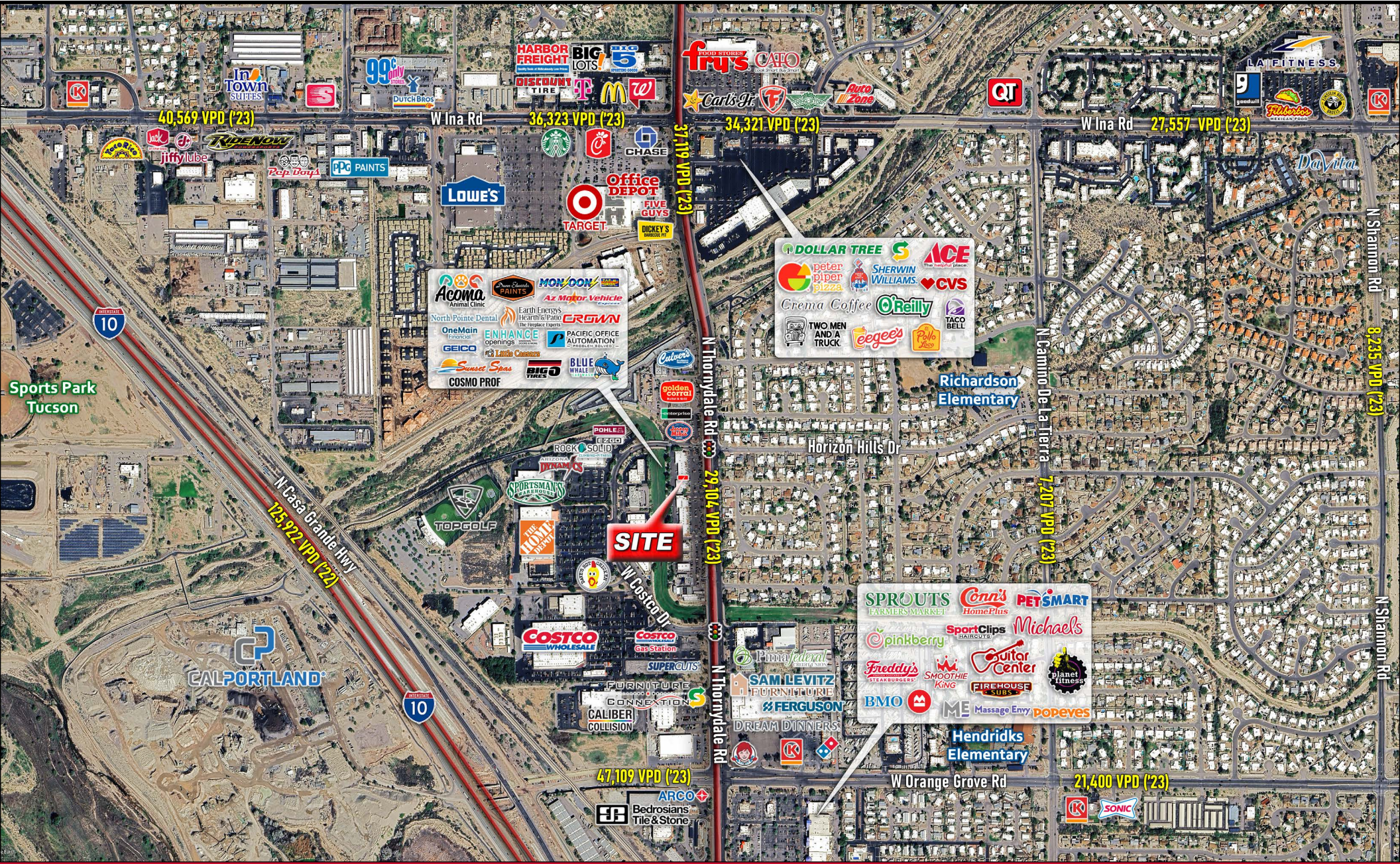


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RETAIL AERIAL



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DEMOGRAPHIC SNAPSHOT



	1 MILE	3 MILE	5 MILE
2023 Total Population	8,855	57,604	132,331
2028 Total Population	10,013	58,283	134,227



	1 MILE	3 MILE	5 MILE
Average HH Income	\$80,798	\$94,297	\$98,870
Median HH Income	\$61,354	\$74,695	\$75,607



	1 MILE	3 MILE	5 MILE
Daytime Employees	7,910	26,521	57,991
Daytime Residents	4,364	29,674	69,219



	1 MILE	3 MILE	5 MILE
2023 Households	3,658	23,577	55,367
2028 Households	4,218	24,190	56,868



	1 MILE	3 MILE	5 MILE
Owner Occupied Housing	60.0%	62.9%	63.9%
Renter Occupied Housing	35.3%	31.7%	30.0%



	1 MILE	3 MILE	5 MILE
2023 Median Age	37.5	40.7	42.3
2028 Median Age	38.4	41.5	42.8

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