

# OLD SPANISH TRAIL CROSSING

Northeast Corner of 22nd Street & Harrison Road, Tucson, Arizona



**Total Site Area:**  
±29 Acres

**Gross Building Area:**  
±210,583 SF

**Shop Space Available:**  
±1,140 SF - ±2,421

**Traffic Counts:**  
(PAG 2007)  
Old Spanish Trl - 8,373 cpd  
22nd St - 19,763 cpd  
Harrison Rd - 16,067 cpd  
22nd & Harrison Intersection -  
25,146 cpd

**Trade Area Highlights:**

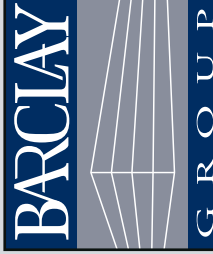
- The intersection of Harrison Road and 22nd Street is the major commercial core for the Southeast Tucson trade area.
- The trade area has a strong population of over 260,000 people in a 7-mile radius, with an average household income of over \$65,000.
- Historic Old Spanish Trail is a scenic route that connects Tucson to Saguaro National Monument.
- Center is located at a high traffic intersection of three major streets that are used by over 40,000 cars per day.



**Anchored By:**

**Demographics:**  
(AnySite Postal Counts - 07/08)

<b>Population:</b>	3 miles	5 miles	7 miles
	95,425	179,596	266,270
<b>Average Household Income:</b>	3 miles	5 miles	7 miles
	\$62,351	\$64,808	\$68,852



For Additional Information  
Please Contact:  
**Jim Gardner**  
Sr. VP of Marketing  
jgardner@barclaygroup.net  
480.596.9399