

# OLIV TUCSON

UNIVERSITY OF ARIZONA CAMPUS, TUCSON, AZ 85719



WE ARE  
THE CENTER  
OF RETAIL

For Lease | Ground Level Retail/Restaurant Beneath Modern-Luxury Student Living



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900 E. 2ND STREET, TUCSON, AZ 85719

## AVAILABLE SPACE

1,000 SF – 4,173 SF

## LEASE RATE

Contact Agent

## NNN CHARGES

\$7.50/SF

## CONDITION

Gray Shell

## COMMENTS

- oliv Tucson are modern luxury apartments, adjacent to the University of Arizona
- oliv Tucson contains 254 units and 605 beds
- Directly connected to Main Gate District the premier location for off-campus life
- Located within a vibrant courtyard with programmed events, music, movies, comedy shows, etc.
- Part of the Main Gate District, is the premier location for off-campus life for both students, post-grad community, and nearby Tucson residents



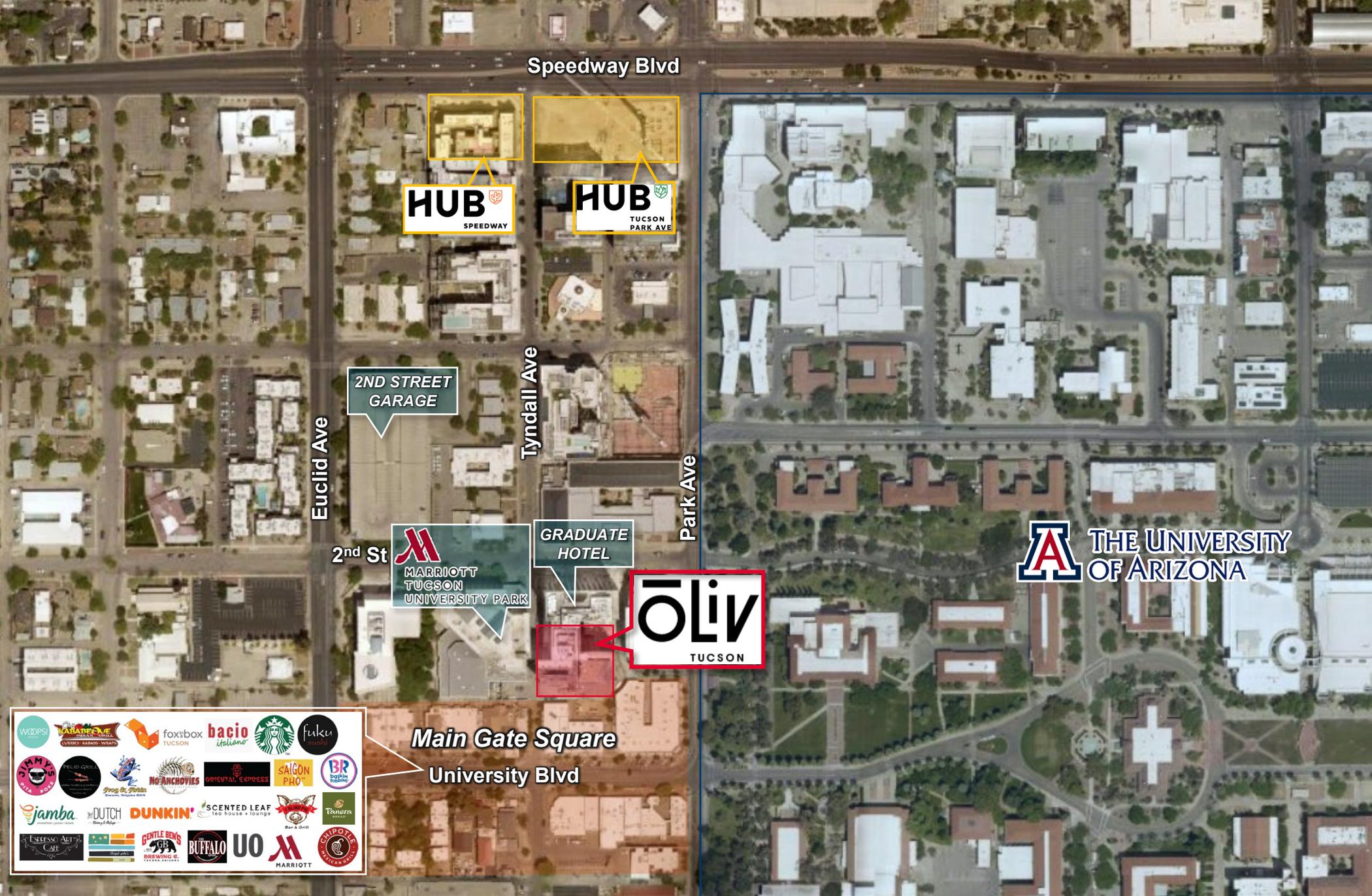
## NEIGHBORHOOD DEMOGRAPHICS



1 Mile	22,363	\$47,686	37,431	\$154.82 M
3 Miles	131,801	\$52,675	105,051	\$1.2 B
5 Miles	290,771	\$56,710	201,954	\$2.76 B

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**HUB**  
SPEEDWAY

**HUB**  
TUCSON  
PARK AVE

2ND STREET  
GARAGE

Euclid Ave

Tyndall Ave

Park Ave

2nd St

**M**  
MARRIOTT  
TUCSON  
UNIVERSITY PARK

GRADUATE  
HOTEL

**ōliv**  
TUCSON

**A** THE UNIVERSITY  
OF ARIZONA

Main Gate Square  
University Blvd



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A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client. 8/3/2022

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AERIAL



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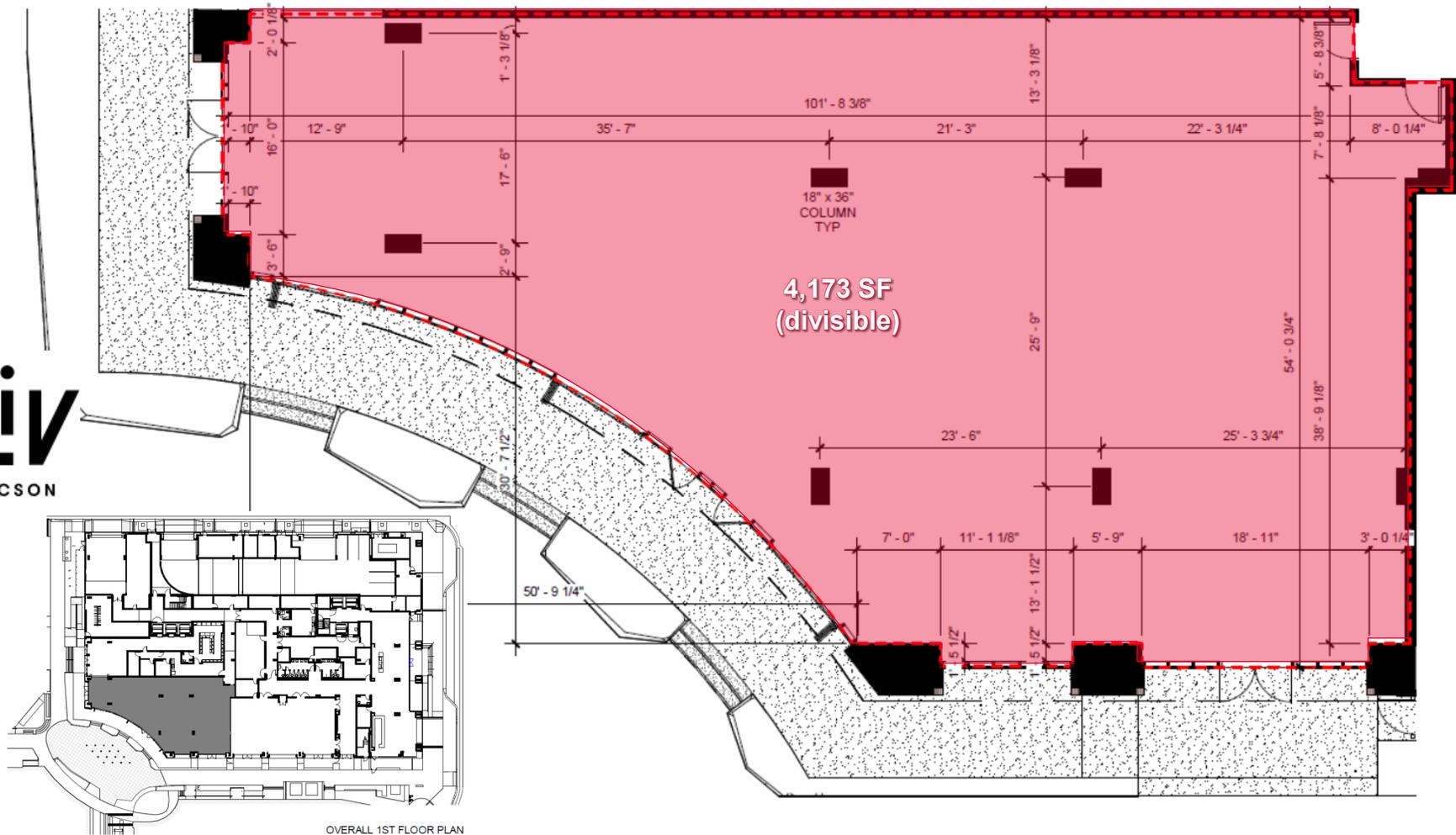
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## SITE PLAN

**OLIV**  
TUCSON



OVERALL 1ST FLOOR PLAN

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