

DIG BOX

RETAIL
REPORT

YEAR-END
2025
TUCSON
ARIZONA

Retail big box leasing activity throughout Tucson area was robust in 2025. At year-end, **58 spaces greater than 10,000 sq. ft. were available** resulting in **±1,684,130 sq. ft. of vacant big box space** throughout the market. This compares to 42 spaces of greater than 10,000 sq. ft. and ±1,670,000 sq. ft. of large vacant retail space recorded at the end of 2024.

CURRENT TUCSON RETAIL QUICK FACTS

▲ 13

Vacant Big Box
Retail Spaces of
30,000+ SF

▲ 58

Vacant Big Box
Retail Spaces of
10,000+ SF

▲ ±1.68M

Total Square Feet
of Big Box Vacancy

▲ ±648K

Total Square Feet
of Leased Big Box
Space

▲ \$12.13

PSF NNN Average
Asking Rate for Big
Box Space

▼ 5.8%

Overall Retail
Vacancy

Arrows represent change from year-end 2024



CBRE

TUCSON'S BIG BOX RETAIL SPACE HAS WINS, BUT SOME NATIONAL RETAILER BANKRUPTCIES TRIGGERED STORE CLOSURES

Without a doubt, retail is an ever-dynamic real estate sector. In 2025, many recognizable major national retailers started shedding excess space while some, carrying massive debt, filed bankruptcy and closed most, if not all their stores. Tucson was not immune to the wave of those that shuttered stores across the country including Big Lots, Family Dollar, Party City, JoAnn, Advance Auto Parts, Pep Boys, Walgreens, Forever 21, and the likes. Some are gone forever while others cherry-picked their best locations that endure with healthy sales.



Though not rare in retail, 2025 seemed to have a voracity of closures that added to the already vacant boxes that remain waiting for new tenants to fill the spaces or demolished awaiting new development. For some large spaces in Tucson, there were tenants ready to back-fill the spaces and the year culminated with many new leases signed in various categories such as fitness, entertainment, discount and resale retailers, home improvement, auto service, and medical.

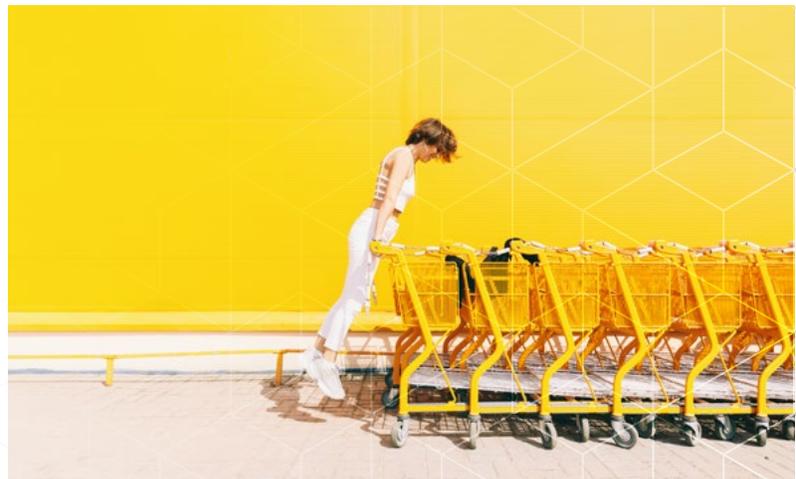
Also included in this report are some site sales that will result in a new $\pm 23,024$ sq. ft. Sprout's in the southeast valley and a new $\pm 186,000$ sq. ft. Walmart in Marana. These new developments are following home rooftop

growth in the 2 most-explosive growth submarkets of the metro area with more retailers to follow suit in the next years ahead.

Although there are many large retail spaces that remain vacant, what has become evident is that ownerships that are right-priced, have the ability to contribute to tenant improvements and are highly responsive to offers are often those that secure the tenants in the market. Even such, some retail boxes likely will be demolished to make way for new concepts with specific facilities needs, or for re-imagined overall development with mixed use as we see with the former Foothills Mall being transformed into Uptown on Ina and La Cholla Roads.

Retail continues to ever-evolve and consumers have proven themselves to be multi-channel shoppers with bricks and mortar paying an important role, alongside on-line consumption.

With very little construction of new box spaces, Metropolitan Tucson had $\pm 647,873$ sq. ft. of big box retail space of 10,000 sq. ft. or larger absorbed in 2025. This is roughly 300,000 sq. ft. more absorbed than in 2024.



2025 RETAIL BIG BOX LEASES



±186,000 SF

Walmart (Site bought/to be constructed)

NWC I-10/Thornydale
Marana, AZ



±45,000 SF

Mountainside Fitness

11935 N Oracle Rd
Oro Valley, AZ



±44,289 SF

AutoZone

4525 N Oracle Rd
Tucson, AZ



±44,193 SF

Savers

NWC Ina/Thornydale
Marana, AZ



±40,018 SF

Lava Island

3742 W River Rd
Tucson, AZ



±36,454 SF

Slick City

7255 E Broadway Blvd
Tucson, AZ



±33,630 SF

Ross Dress for Less

6310 N Oracle Rd
Tucson, AZ



±33,355 SF

Savers

5530 E Broadway Blvd
Tucson, AZ



±28,575 SF

Planet Fitness

7125 E Broadway Blvd
Tucson, AZ



±28,000 SF

Planet Fitness

9590 E 22nd St
Tucson, AZ



±23,024 SF

Sprouts (to be constructed)

Old Vail Rd near Houghton Rd
Tucson, AZ



±21,535 SF

Ross Dress For Less

6230 E Broadway Blvd
Tucson, AZ



±21,440 SF

Harbor Freight

8730 E Broadway Blvd
Tucson, AZ



±20,175 SF

Boot Barn

750 W Calle Arroyo Sur
Sahuarita, AZ



±17,840 SF

Workout Anytime

3820 W Ina Rd
Tucson, AZ



±13,905 SF

ArchWell Health

5455 E Speedway Blvd
Tucson, AZ



SHERWIN-WILLIAMS

±10,440 SF

Sherwin Williams

1311 E Ajo Way
Tucson, AZ

ABOUT NANCY MCCLURE



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Nancy McClure is a First Vice President in the Tucson office of CBRE. A veteran of the Retail commercial real estate industry, she represents occupiers and investors in the sale and leasing of properties. She is passionate of bricks & mortar and has advised numerous ownerships on development to evolve over time.

For Further information, contact Nancy McClure.

METHODOLOGY

We surveyed vacant retail box spaces in excess of 10,000 contiguous square feet located in shopping centers or freestanding buildings within the Tucson retail sub-market. Absorption was based on retailers that either signed leases or opened within these spaces between January 1, 2025 and December 31, 2025.