

Exclusively represented by

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AVAILABLE

Building Size: 2,973 SF (per owner)
Land Size: 22,488 SF (per Pima County Assessor)
Zoning: C-2
APN: 119-17-038E
Lease Rate: \$30.00/SF, NNN

HIGHLIGHTS

- Fast food building facing 6th Avenue, just south of I-10
- Large monument sign
- Ample parking and drive thru
- Redeveloped in 2016
- According to the owner, FF&E will remain on site
- TI allowance available for credit tenant

DEMOGRAPHICS

(2017 estimates)

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------|----------|----------|----------|
| Population | 12,503 | 107,965 | 236,740 |
| Avg. HH Income | \$38,974 | \$46,579 | \$51,985 |
| Total employees | 4,526 | 64,794 | 142,870 |

Source: Applied Geographic Solutions/TIGER Geography, Oct. 2017

TRAFFIC COUNTS

| | |
|---------------|----------------------------------|
| 6th Avenue | 26,420 avg. cars per day (2017) |
| Interstate 10 | 114,893 avg. cars per day (2017) |
| Ajo Way | 18,369 avg. cars per day (2015) |

Source: Pima Association of Governments and ADOT
Transportation Data Management System

The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein.



Not to scale - for illustration only. All sizes, dimensions, parcel boundaries, and locations of the buildings, parking, entrances and common areas shown are approximate and should be verified by Tenant. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas.

