



Exclusively Represented By:

JERAMY PRICE

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520.326.3200

AVAILABLE

Land Size: ±17,010 SF, per Pima County Assessor
(±5,500 SF of additional land may also
be available; see close up aerial, attached)

Building Size: ±3,430 SF, per Pima County Assessor

Lease Rate: \$8.00/SF, NNN

HIGHLIGHTS

- Highly visible—excellent street frontage
- Central location
- Flexible C-2 zoning
- Roll up door

DEMOGRAPHICS

(2016 estimates)

	1 Mile	3 Miles	5 Miles
Population	17,924	128,003	280,895
Avg. HH Income	\$48,300	\$51,255	\$51,601
Total employees	9,351	108,379	218,781

Source: Applied Geographic Solutions/TIGER Geography, October 2016

TRAFFIC COUNTS

Speedway Blvd 44,428 avg. cars per day (2013)

Source: Pima Association of Governments, Traffic Volumes Database

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.



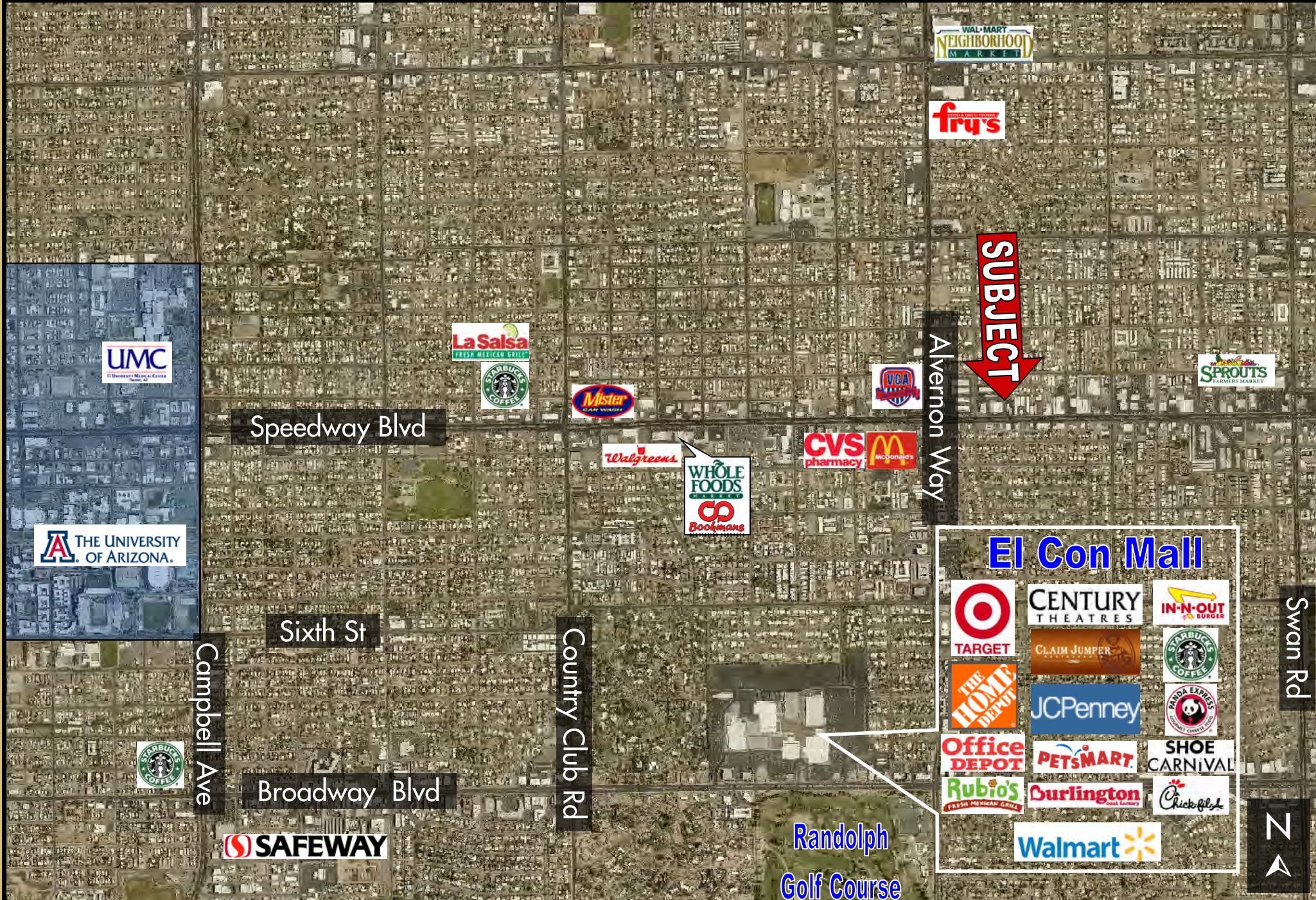
Additional ±5,500 SF
potentially available

SITE

LUCKY STRIKE
BOWL

Cash America
SUPER PAWN

Speedway Blvd - 44,428 acpd



UMC
11 University Medical Center
Tucson, AZ

THE UNIVERSITY
OF ARIZONA.

Speedway Blvd

Sixth St

Campbell Ave

Broadway Blvd

SAFeway

La Salsa
FRESH MEXICAN GRILL



Walgreens

WHOLE
FOODS
MARKET
CO
Bookmans

CVS
pharmacy



Alvernon Way

SUBJECT

WAL-MART
NEIGHBORHOOD
MARKET

fry's

SPROUTS
FARMERS MARKET

El Con Mall



Office
DEPOT

Rubio's
FRESH MEXICAN GRILL

CENTURY
THEATRES



JCPenney

PETSMART

Burlington
Foot Lockery

Walmart



SHOE
CARNIVAL



Swan Rd

Randolph
Golf Course

