

## Freestanding Restaurant for Sale or Lease 5975 E Speedway Blvd, Tucson, AZ



### AVAILABLE

5,654 SF former restaurant (per Pima County Assessor)  
 39,000 SF land (per Pima County Assessor)  
 Sales Price: \$1,250,000  
 Lease Rate: \$20.00/SF, NNN  
 APN: 121-07-0140  
 Zoning: C-2

### HIGHLIGHTS

- Well-established restaurant and wine shop
- 100% solar powered building—Owner receives quarterly credit checks from TEP
- 61 parking spaces (23 covered, 2 ADA, 36 general)
- Parking lot has been recently sealed, and the roof has been freshly coated.
- Located on the NWC of Speedway Blvd and Sonoita Ave. Speedway Blvd is one of Tucson's main east-west arterials.
- Excellent visibility with a large, freestanding monument sign
- Located approximately 1.5 miles from Park Place Mall
- Easy access to both the U of A and the affluent Foothills

### DEMOGRAPHICS

(2017 estimates)	1 Mile	3 Miles	5 Miles
Population	14,681	117,514	257,182
Avg. HH Income	\$52,949	\$61,103	\$68,321
Total employees	14,421	75,313	130,001

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

### TRAFFIC COUNTS

Speedway Blvd: 39,092 avg. cars per day (2016)

Source: Pima Association of Governments, Transportation Data Management System

Exclusively represented by

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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.







**SITE**

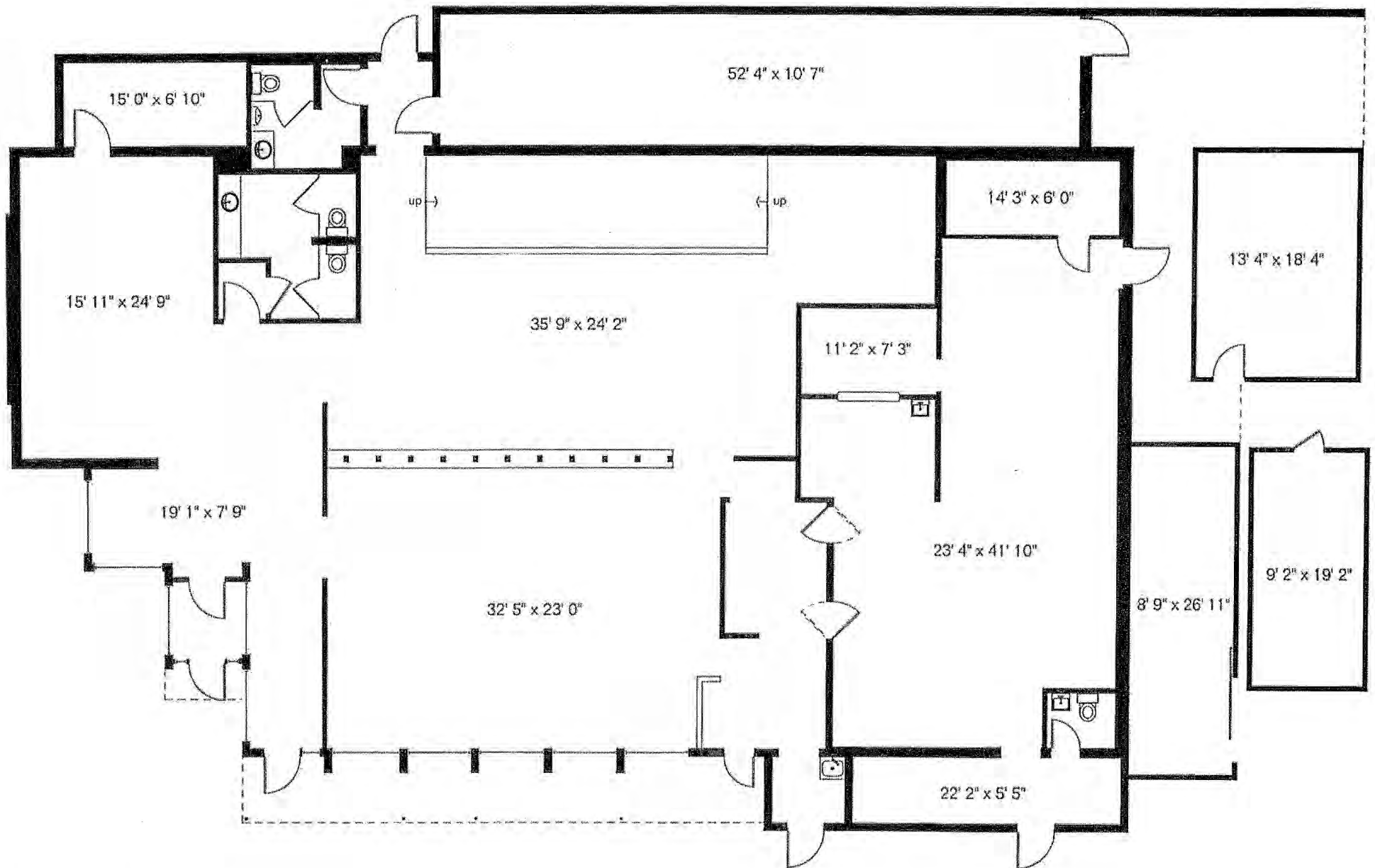
Sonoita Ave

Speedway Blvd



Not to scale - for illustration only. Parcel boundaries are approximate and should be verified by Tenant.





Not to scale - for illustration only. All sizes and dimensions shown above are subject to modification by Landlord, the current or future occupancy of the Shopping Center or adjacent areas.