

±2,939 SF RESTAURANT BUILDING FOR LEASE

East of NEC of Craycroft Road & 22nd Street
5601 E 22nd Street, Tucson



Exclusively represented by

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FEATURES

BUILDING SIZE	2,939 SF*
LAND SIZE	19,190 SF*
LEASE RATE	\$5,000 per month, NNN
ZONING	C-1 Tucson
PARCEL NUMBER	128-06-104A

*SOURCE: Per Pima County Assessor

HIGHLIGHTS

- Please do not disturb Tenant
- Freestanding restaurant building with multiple access points
- Tremendous traffic counts (close to 75,000 cars per day at intersection)
- Monument sign
- Easy access, excellent visibility
- Ample parking

DEMOGRAPHICS 1-MILE 3-MILES 5-MILES

(2025 Estimates)

Population	15,214	107,145	256,616
Avg Household Income	\$72,148	\$73,470	\$81,368
Total Employees	5,905	55,075	115,748

SOURCE: Applied Geographic Solutions/TIGER Geography, 11/2025

TRAFFIC COUNTS

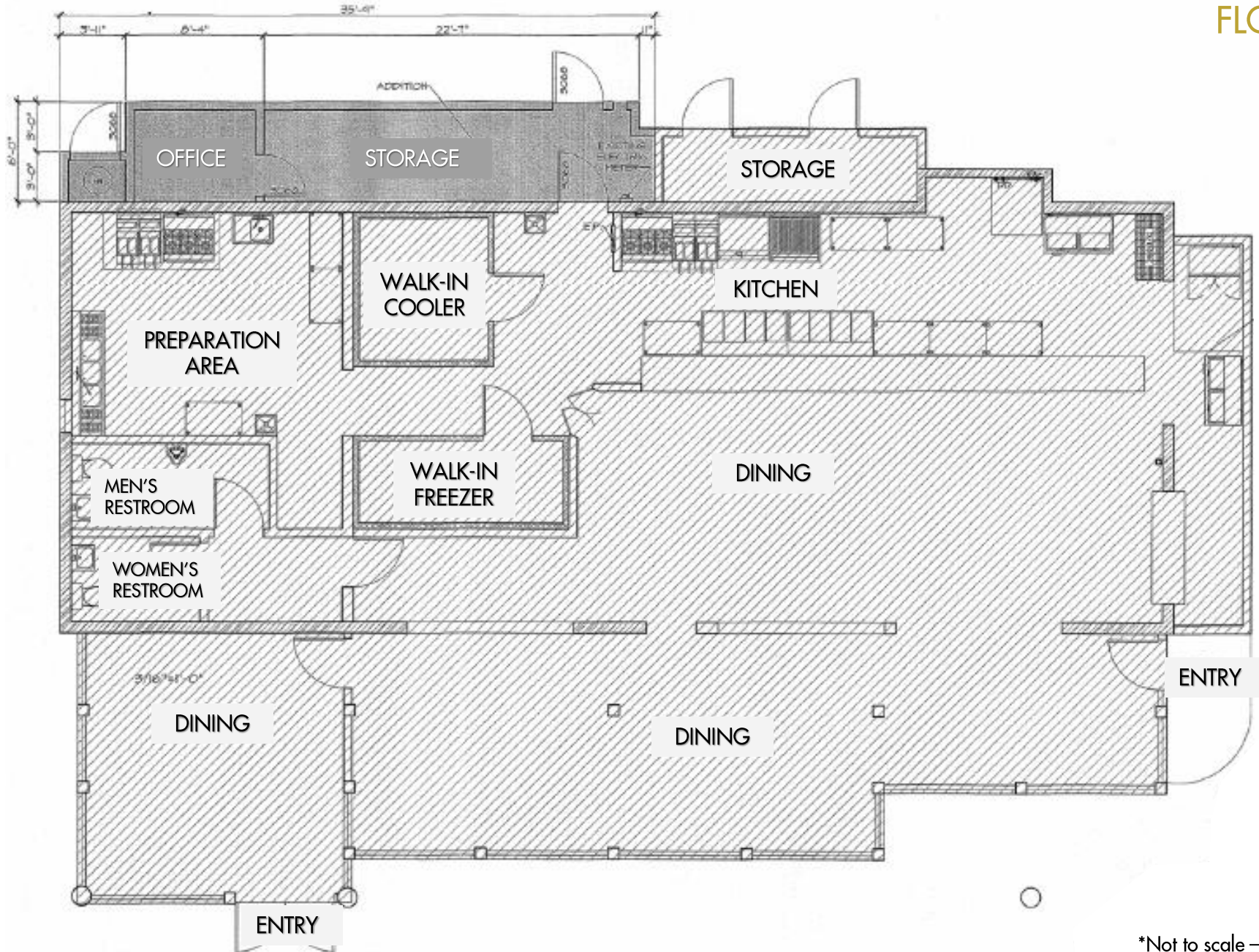
CRAYCROFT ROAD	31,355 AADT
22ND STREET	43,586 AADT

SOURCE: Pima Association of Governments 2025

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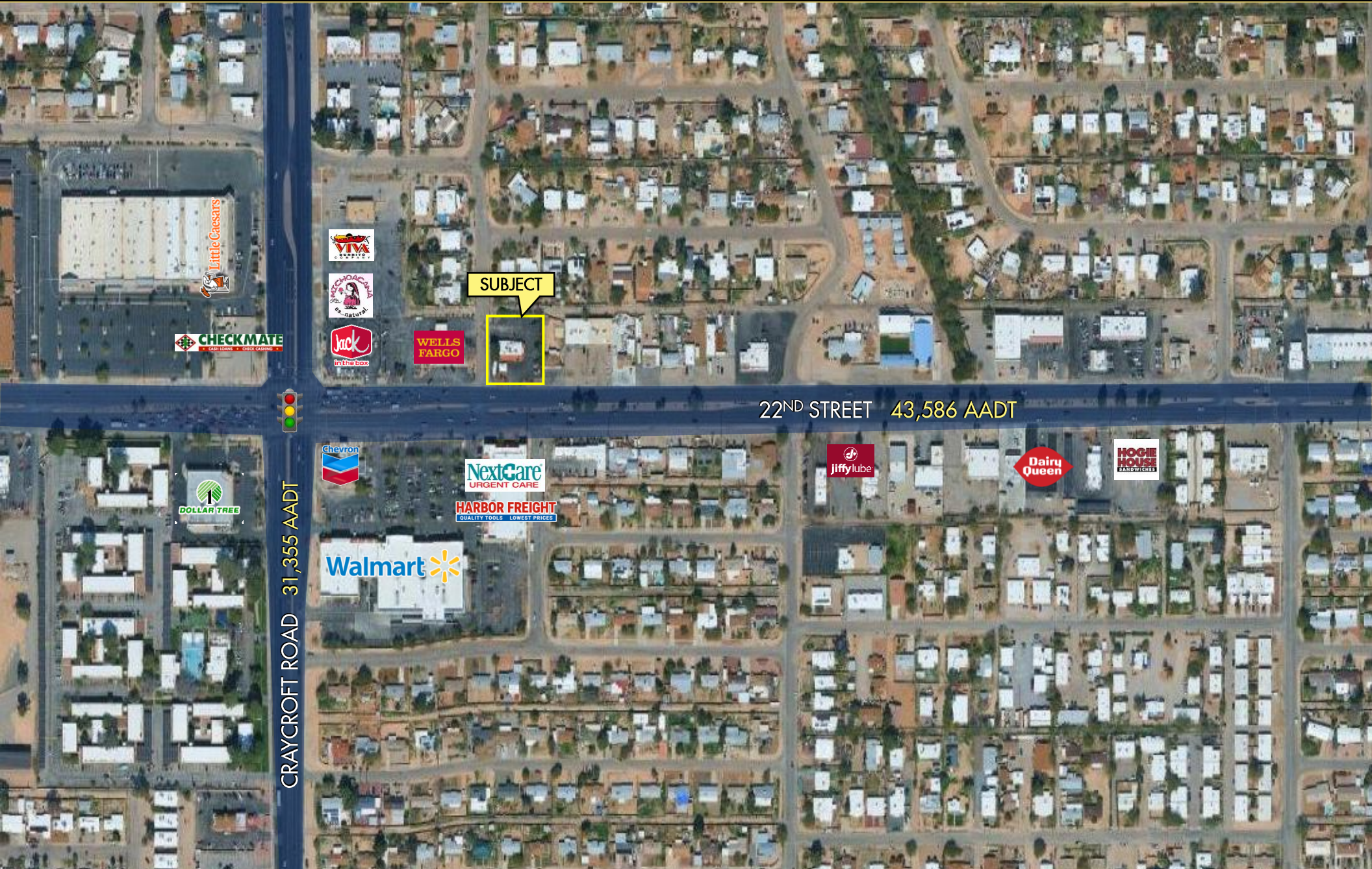
FLOOR PLAN



*Not to scale – for illustration only

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Little Caesars

CHECKMATE
CASH LOANS • CHICK CASINO

VITA
SUNRISE

RESTAURANT

Jack
in the box

WELLS
FARGO

SUBJECT

22ND STREET 43,586 AADT

DOLLAR TREE

Chevron

NextCare
URGENT CARE

HARBOR FREIGHT
QUALITY TOOLS • LOWEST PRICES

Walmart

jiffylube

Dairy
Queen

HOGIE
HOUSE
HANDWRITERS

CRAYCROFT ROAD 31,355 AADT

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