

FREESTANDING RESTAURANT/RETAIL BUILDING FOR LEASE / SALE

At Major Tucson Intersection
NWC Grant Rd. & Swan Rd., 4625 E Grant Rd., Tucson



SUBJECT
4625 E Grant Road

Exclusively represented by
JERAMY PRICE
jprice@volkco.com
520.441.4771

TUCSON
GYM & ARTS
ACADEMY

BRAKE
MASTERS

tropical CAFE
SMOOTHIE

STARBUCKS
COFFEE

Swan Road - 37,723 AADT

PNC

PANDA EXPRESS
ASIAN CHINESE

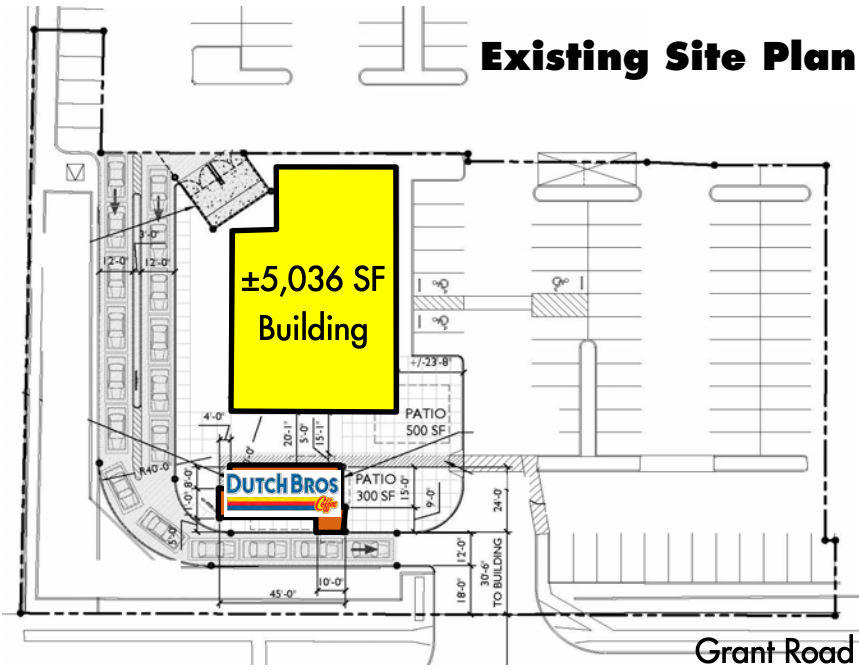
Hungry Howie's
FLAVORED CRUST PIZZA

BROOKLYN BEDDING

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 projected income or expenses, tenant and financial data, sizes, dimensions, property lines, zoning boundaries, and locations of buildings, parking, entrances and other improvements are approximate only and must be independently verified by buyer or 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.

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HIGHLIGHTS

- Fully Fixturized Former Applebee's
- High Visibility To Major Intersection
- Adjacent To Busy Dutch Bros. Coffee
- Adaptable To Retail/Restaurant/Office Uses
- Lots Of Parking and Patio Potential
- Retail Hub Includes: Fry's, Trader Joes, PetSmart, Roadhouse Cinema and Family Entertainment Center, and several national restaurants
- C-1 Zoning (City of Tucson)

FEATURES

BUILDING SIZE	±5,036 SF* (per assessor)
LAND SIZE	±26,674 SF (per owner)
SALE PRICE	\$1,395,000 (\$277.00/SF)
LEASE RATE	Contact Agent
ZONING	C-1 Zoning City of Tucson



DEMOGRAPHICS

(2025 Estimates)

	1-MILE	3-MILES	5-MILES
Population	15,543	102,647	280,555
Avg Household Income	\$73,576	\$85,271	\$84,595
Total Employees	7,335	61,786	137,488

SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2025

TRAFFIC COUNTS

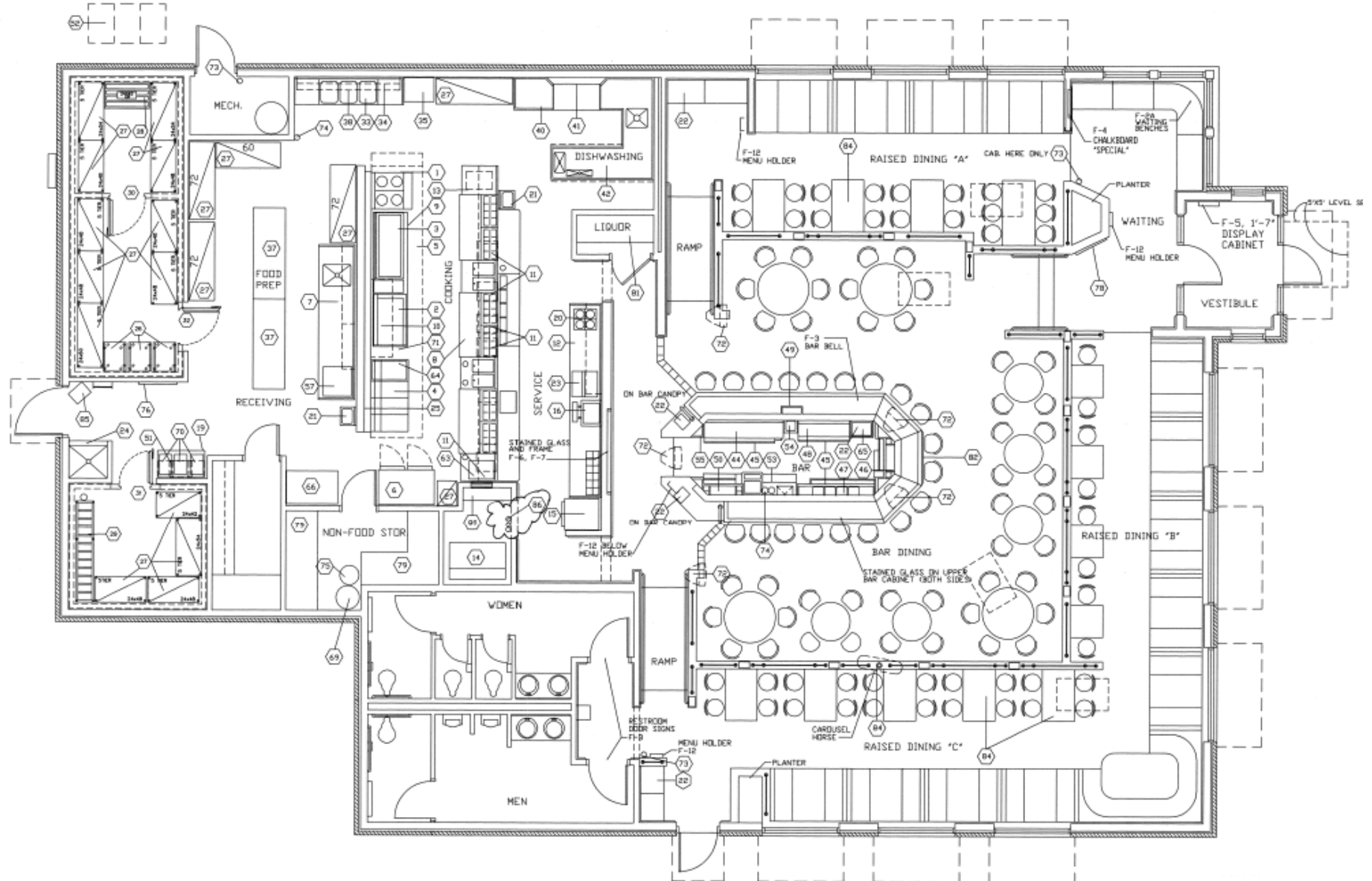
GRANT ROAD	34,389 AADT
SWAN ROAD	33,220 AADT

SOURCE: REGIS SITES USA 2025

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Existing Seating & Equipment Plan



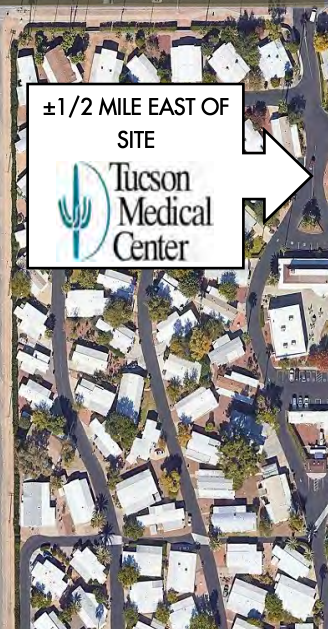
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SWAN ROAD 33,220 AADT



GRANT ROAD 34,389 AADT



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SUBJECT

Fort Lowell Road

Alvernon Way

Craycroft Road

Catalina Foothills

Grant Road

Swan Road

Campbell Road

Country Club

Speedway Blvd

