

FREESTANDING RESTAURANT FOR SALE

SEC of Irvington Road & Campbell Ave

2048 East Irvington Road, Tucson

Exclusively represented by

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FREESTANDING RESTAURANT – POTENTIAL REDEVELOPMENT

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FEATURES

Do Not Disturb Tenant

BUILDING SIZE	5,976 SF*
LAND SIZE	45,120 SF*
PRICING	Contact Agent
ZONING	C-1 Tucson
PIMA COUNTY APN	140-12-2200

*SOURCE: Per Pima County Assessor

HIGHLIGHTS

- Turnkey restaurant
- Key retail intersection at the corner of two major arterial roads
- High population density and daytime employment
- Located in the heart of southwest Tucson
- Surrounded by a diverse mix of national and local tenants
- Potential redevelopment
- **Please do not disturb tenant**

DEMOGRAPHICS

(2024 Estimates)

	1-MILE	3-MILES	5-MILES
Population	15,457	87,719	203,201
Avg Household Income	\$77,932	\$66,156	\$71,999
Total Employees	3,083	46,779	102,632

SOURCE: Applied Geographic Solutions/TIGER Geography, 11/2024

TRAFFIC COUNTS

IRVINGTON ROAD	22,801 AADT
CAMPBELL AVENUE	20,528 AADT

SOURCE: REGIS SITES USA 2024



