

HIGH TRAFFIC RETAIL STRIP CENTER FOR SWC Speedway & Swan 4660 - 4668 E Speedway Boulevard, Tucson, AZ

**SPACES AVAILABLE
FROM 1,442 SF - 4,740 SF
\$15 SF NNN**

Your Sign Here

RETAIL SHOP

Exclusively represented by

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HIGH TRAFFIC RETAIL STRIP CENTER FOR

SWC Speedway & Swan

4660 - 4668 E Speedway Boulevard, Tucson, AZ



HIGHLIGHTS

- Excellent visibility along Speedway
- Monument sign
- High density central Tucson location
- Swan Road has high traffic volume leading from the affluent residential neighborhoods of the Catalina Foothills to the eastside office/retail corridor
- Speedway Boulevard is a major east/west commercial corridor with high traffic volumes leading from east Tucson to the UofA and downtown areas of the west side

FEATURES

AVAILABILITY	From ±1,442 SF to ± 4,740 SF (per owner)	
4660	1,878 SF	
4664	1,442 SF	
4668	3,298 SF	(Demisable)
SALE PRICE	\$750,000	
LEASE RATE	\$15.00 SF / NNN	
ZONING	C-2 - Tucson	
TAXES	\$5,706.88 (2025)	
LAND SIZE	±16,139 SF (per Assessor)	

DEMOGRAPHICS 1-MILE 3-MILES 5-MILES

(2024 Estimates)

Population	16,853	120,807	282,335
Avg Household Income	\$76,418	\$79,988	\$84,800
Total Employees	1,051	7,793	16,484

SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2024

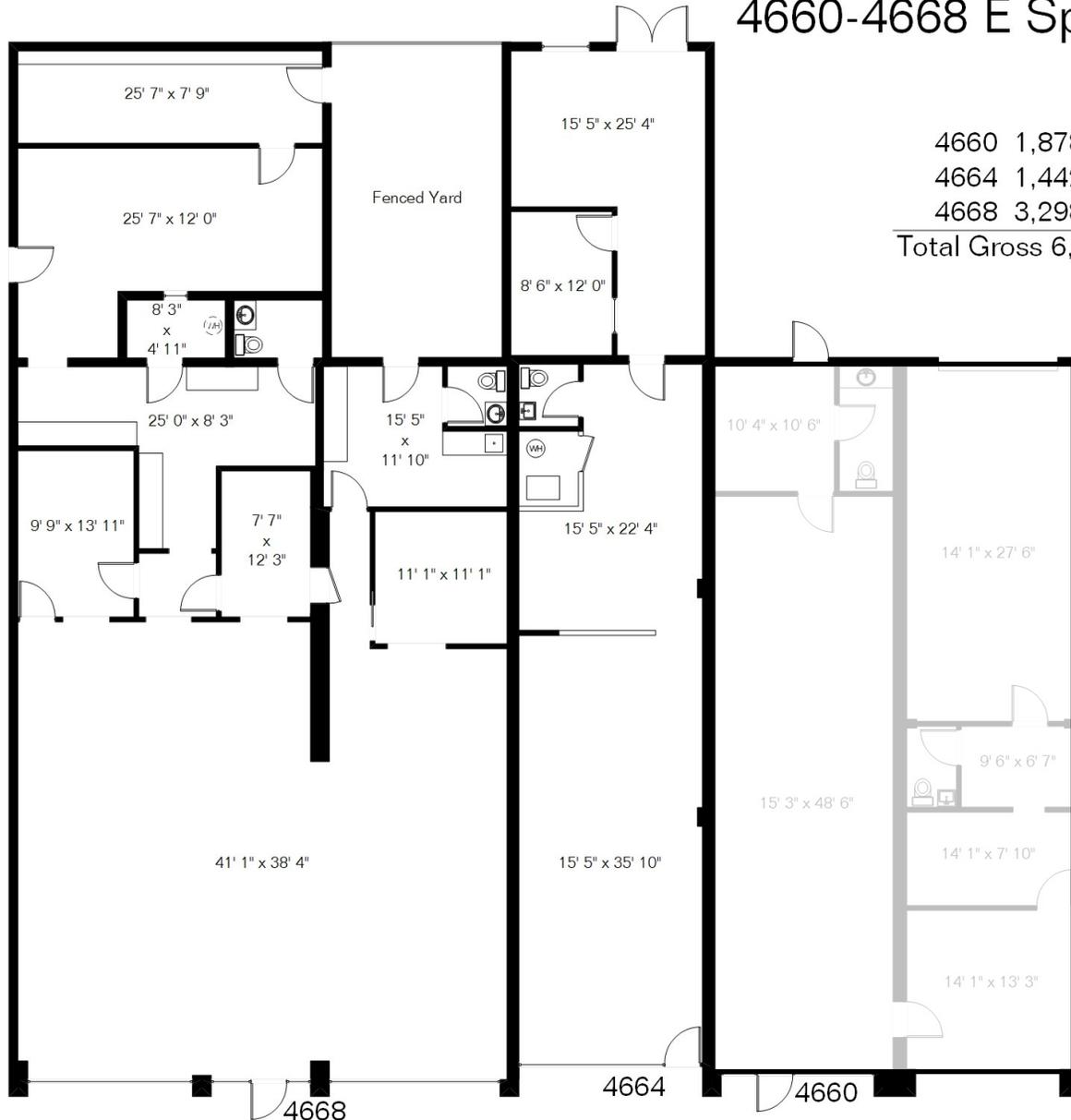
TRAFFIC COUNTS

SPEEDWAY BLVD	39,863 AADT
SWAN ROAD	27,105 AADT

SOURCE: Pima Association of Governments 2023

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4660-4668 E Speedway Blvd



4660 1,878 Sq Ft
 4664 1,442 Sq Ft
 4668 3,298 Sq Ft • Able to be Demised
 Total Gross 6,618 Sq Ft

HIGH TRAFFIC RETAIL STRIP CENTER FOR SWC Speedway & Swan

4660 - 4668 E Speedway Boulevard, Tucson, AZ



Mission Plaza

Wild Katz SPROUTS
FARMERS MARKET

ignite
get out



Speedway Boulevard 39,863 AADT (2023)



Swan Road 27,105 AADT (2023)

