

HIGH PROFILE *Walgreens* FOR LEASE

NWC of Speedway & Craycroft, Tucson, AZ
5455 E Speedway Boulevard

Exclusively represented by

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AVAILABLE SPACE

BUILDING SIZE	± 13,905 SF*
RENT	Call Agent
LAND SIZE	± 73,456 SF**
ZONING	C-2
REAL ESTATE TAXES	\$ 51,378.48**

*Per Owner **Per Pima County Assessor 2023

HIGHLIGHTS

- Former Walgreens with drive-thru located at one of the busiest intersections in Tucson
- Two large monument signs - one on Speedway and one on Craycroft
- On Craycroft corridor, which leads to the affluent Catalina Foothills with average incomes of approximately \$114,000
- High density trade area with approximately 114,000 residents and 60,000 employees within a 3-mile radius
- Within minutes of several hospitals: Tucson Medical Center, St. Joseph's Hospital and El Dorado Hospital

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 sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown above are subject to modification by Landlord. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas. 10/23/2024

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	15,099	113,904	270,163
Avg. HH Income	\$78,559	\$77,015	\$83,088
Total employees	11,408	59,276	113,853

Source: Applied Geographic Solutions/TIGER Geography, 4/2023

TRAFFIC COUNTS

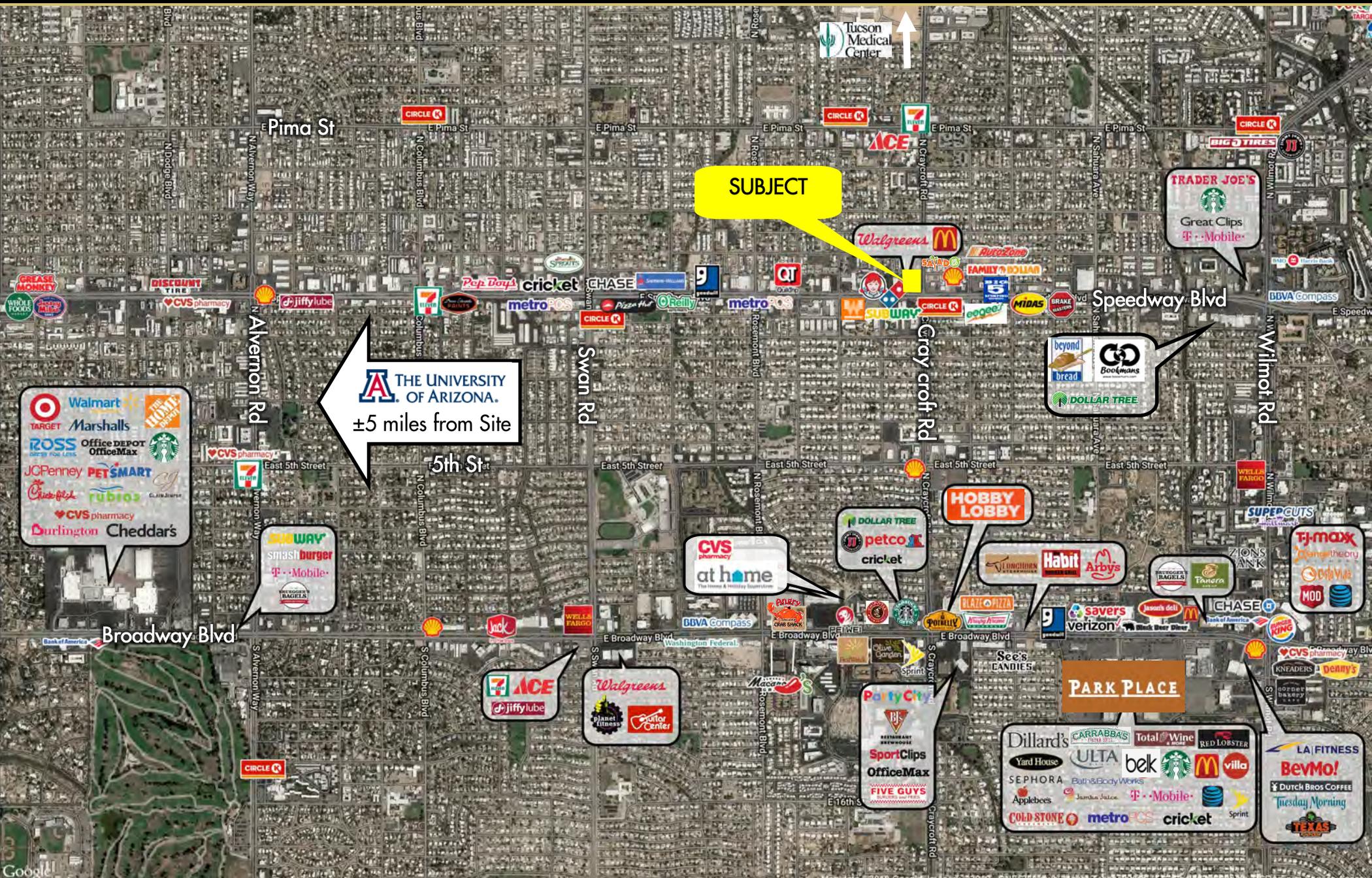
Speedway Boulevard	37,438 acpd
Craycroft Road	29,050 acpd

Source: Inrix, Sites USA 2023

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SUBJECT

THE UNIVERSITY OF ARIZONA.
±5 miles from Site

Target
Walmart
Marshall's
ROSS
Office DEPOT
OfficeMax
Starbucks
JCPenney
PET SMART
Chick-fil-A
rubios
CVS pharmacy
Durlington
Cheddar's

SUBWAY
smash burger
T-Mobile

Broadway Blvd

7 ACE
jiffy lube

Walgreens
Planet Fitness
Guitar Center

CVS pharmacy
at home

DOLLAR TREE
petco
cricket

HOBBY LOBBY

PARK PLACE

Dillard's
CARRABBA'S
Total Wine
RED LOBSTER
Yard House
ULTA
bek
Starbucks
Mcdonald's
villo
SEPHORA
Bath & Body Works
Applebees
Jamba Juice
T-Mobile
COLD STONE
metro PCS
cricket
Sprint
LA FITNESS
BevMo!
Dutch Bros COFFEE
Tuesday Morning
TEXAS