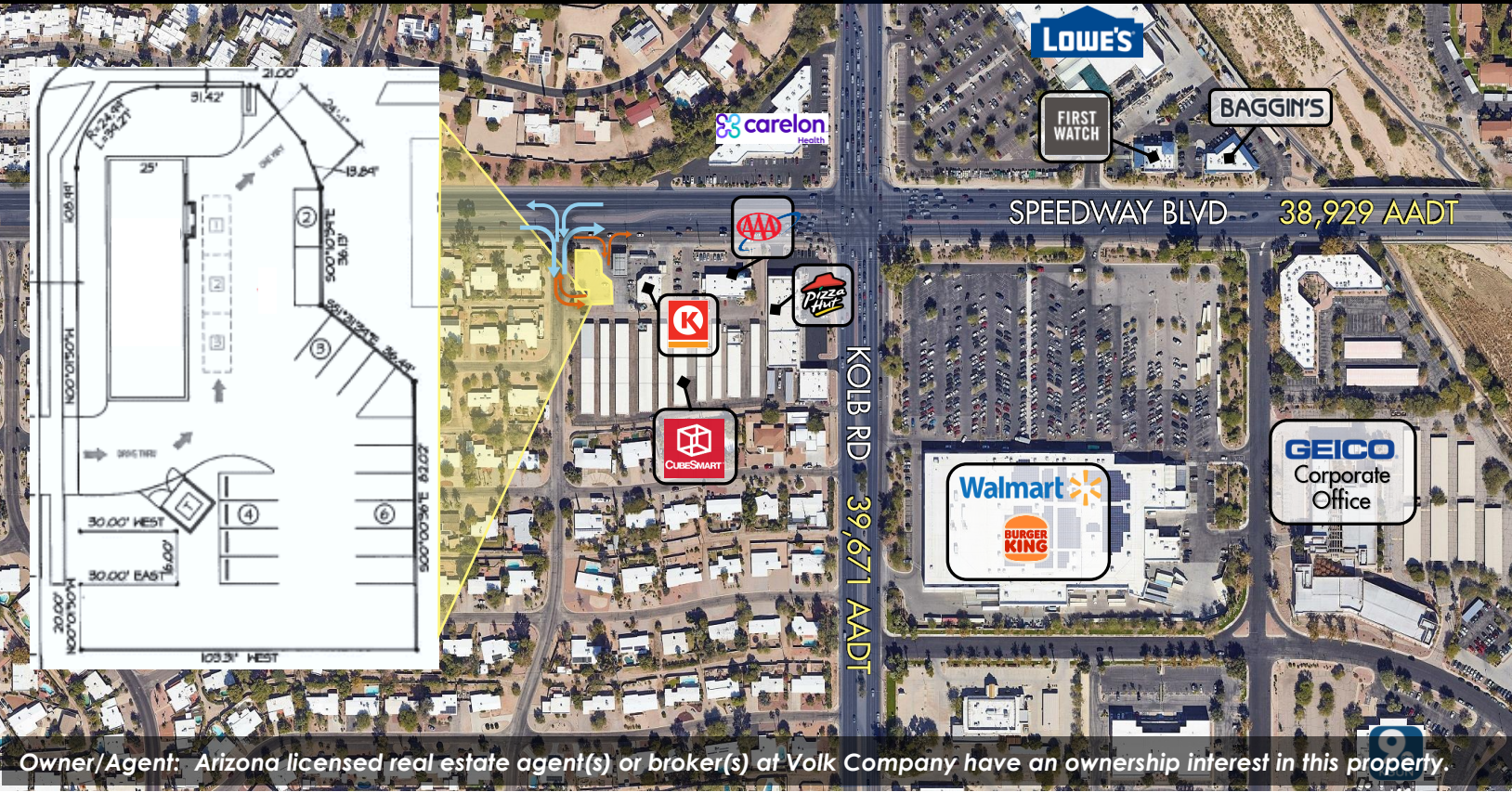


# HIGH PROFILE PAD FOR SALE OR LEASE

West of SWC Speedway and Kolb, Tucson  
7000 E Speedway Boulevard



Owner/Agent: Arizona licensed real estate agent(s) or broker(s) at Volk Company have an ownership interest in this property.

## FEATURES

LAND SIZE	14,047 SF
PRICING	Contact Agent
ZONING	C-2 Tucson
ASSESSOR PARCEL NUMBER	133-18-007M

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
<i>(2024 Estimates)</i>			
Population	11,167	108,841	251,662
Avg Household Income	\$82,426	\$91,878	\$95,475
Total Employees	6,374	50,794	84,366

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

## HIGHLIGHTS

- Located at one of the busiest intersections in Tucson with phenomenal traffic counts – over 70,000 AADT
- Nearby retailers include Walmart Supercenter, Lowe's, Burger King, Baggin's, First Watch, Pizza Hut among others.
- Great access: left in - left out/ right in - right out
- Tremendous Speedway exposure
- Paved pad with all utilities on the parcel

## TRAFFIC COUNTS

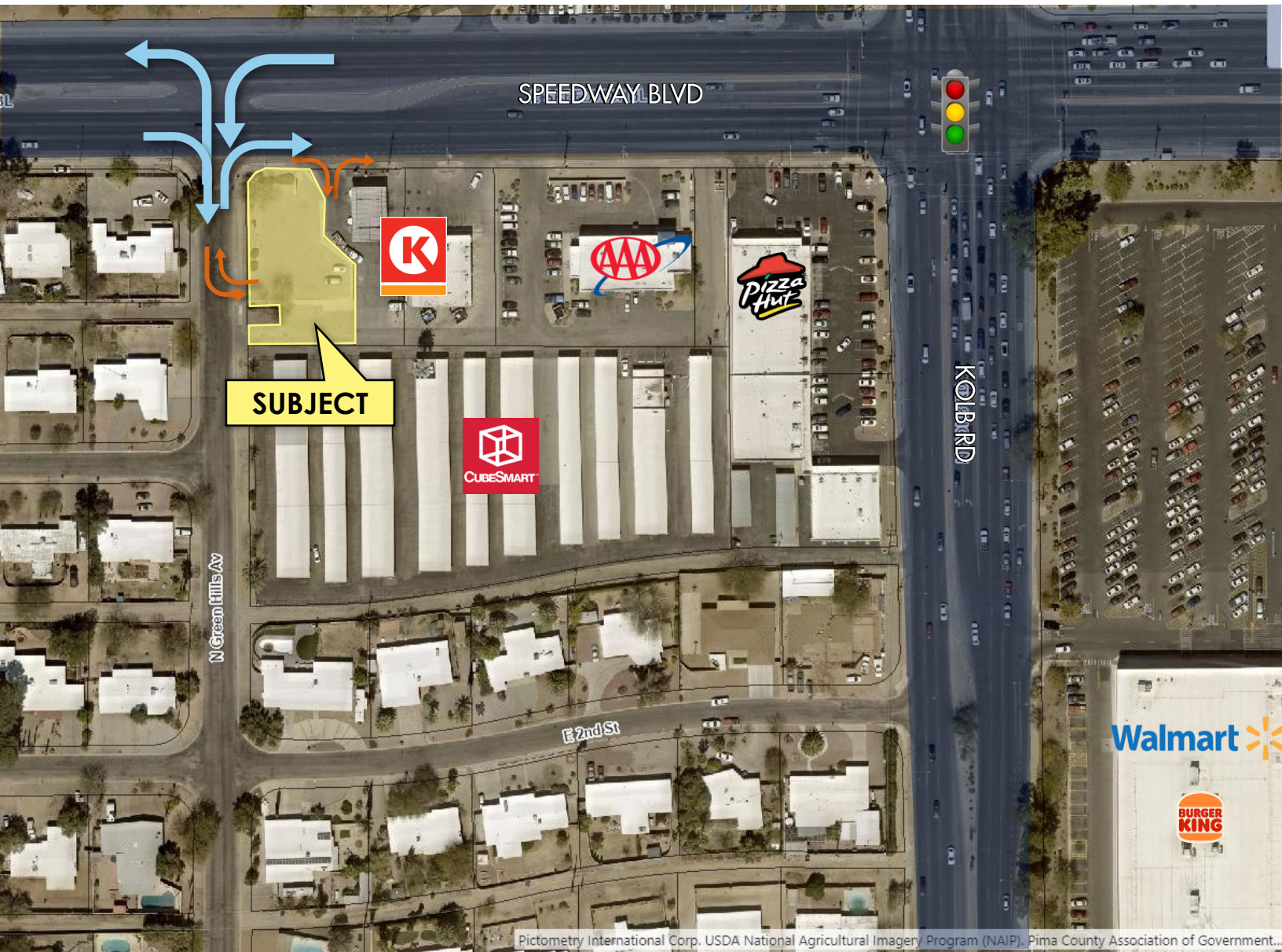
SPEEDWAY BOULEVARD	38,929 AADT
KOLB ROAD	39,671 AADT

SOURCE: Pima Association of Governments 2023

Exclusively represented by

JERAMY PRICE | jprice@volkco.com | 520.441.4771

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, 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.



## HIGH PROFILE PAD FOR SALE OR LEASE

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7000 E Speedway Boulevard



Dillard's | PARK PLACE | macy's  
 ROUND1 | Total Wine & More | CENTURY THEATRES  
 H&M | OLD NAVY | ULTA  
 FOREVER 21 | SEPHORA

Michaels | bealls | ROSS  
 OUTLET | DRESS FOR LESS  
 NATURAL GROCERS | HomeGoods

NORDSTROM | rack | TJ-maxx  
 orange theory | DICK'S SPORTING GOODS

DOLLAR TREE  
 COST CUTTERS  
 SALLY BEAUTY

Walgreens  
 SAFEWAY | COST CUTTERS

SportClips  
 target | TACO BELL | Chick-fil-A  
 CVS pharmacy | Albertsons | McDonald's

ACE | SUPERCUTS

LOWE'S

Walmart Supercenter

CENTURY THEATRES

FLOOR DECOR | JOANN

CVS pharmacy

THE HOME DEPOT | KOHL'S

PETSMART | L.A. BOY

SPROUTS

AMERICA'S LANE BRYANT

BROADWAY BLVD

BevMo! | LA FITNESS

CVS pharmacy

BIG LOTS!

COSTCO WHOLESALE

petco

TRADER JOE'S | Great Clips

CHUCKE-CHEESES

SUPERCUTS

BURGER KING

WORLD MARKET | McDonald's

SABINO CANYON RD

KOLB RD

N WILMOT RD

WILMOT RD

S WILMOT RD

SABINO CANYON RD

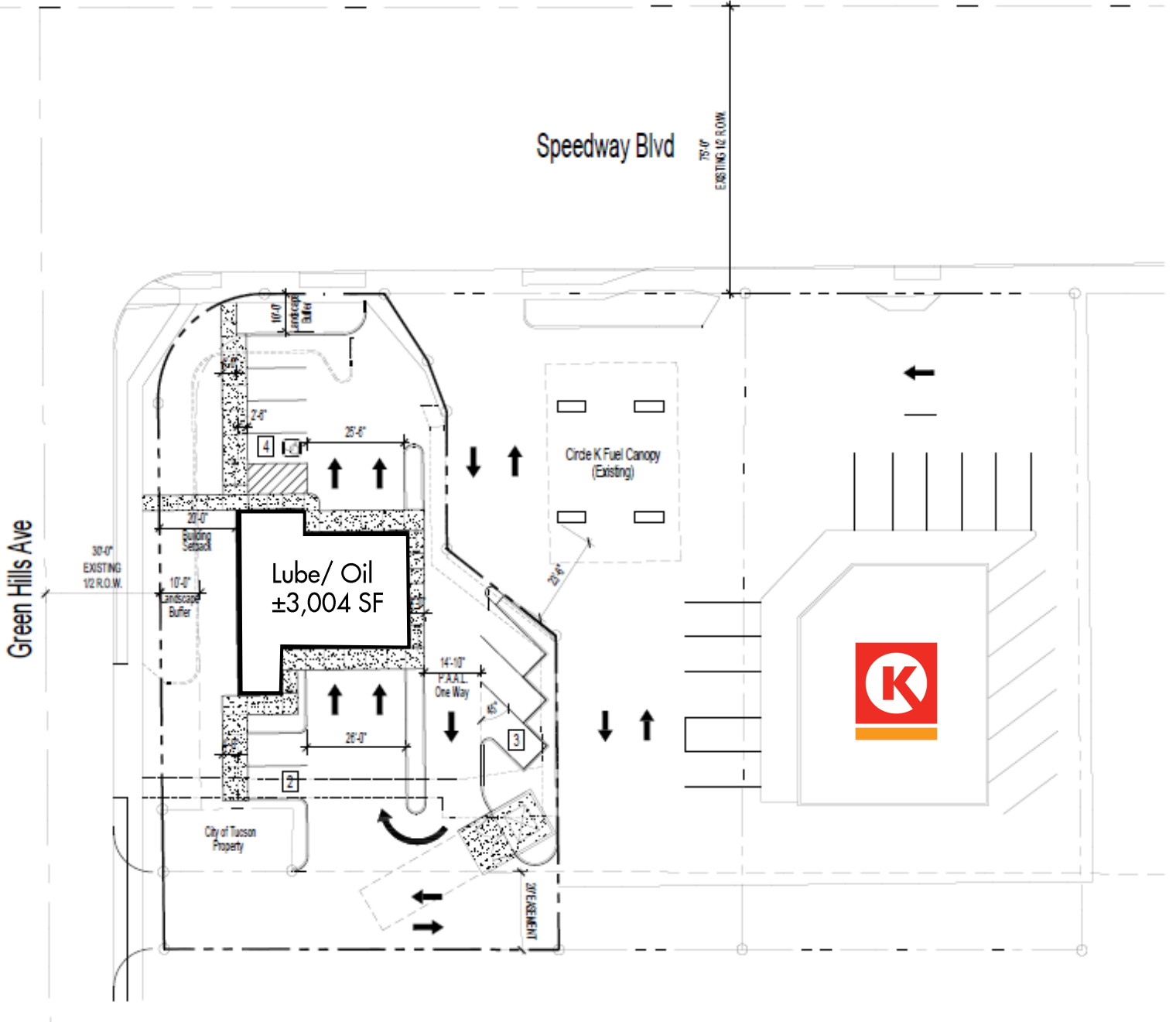
KOLB RD

N WILMOT RD

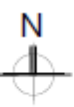
WILMOT RD

S WILMOT RD

## CONCEPTUAL SITE PLAN 1



**Site Plan**  
Scale: 1" = 20'-0"  
(This site plan is preliminary in nature and subject to further review by the City of Tucson)



## CONCEPTUAL SITE PLAN 2



## CONCEPTUAL SITE PLAN 3

