

VALUE ADD - 6 TENANT STRIP FOR SALE

SWC Speedway & Swan
4648-4658 E Speedway Boulevard, Tucson, AZ

REDEVELOPMENT OR

OWNER USER/ INVESTMENT OPPORTUNITY

SELLER FINANCING AVAILABLE



CONCEPTUAL RENDERING

Exclusively represented by

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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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FEATURES

BUILDING SIZE	9,672 SF* (per owner)
LAND SIZE	23,494 SF (per assessor)
SALE PRICE	\$1,350,000 (\$139 SF - Below replacement cost)
APN	126-02-0020
ZONING	C-2 - Tucson

HIGHLIGHTS

- Building configured for 6 tenants
- Conveniently located at the SWC of Speedway/ Swan with nearly 70,000 cars per day
- Excellent visibility along Speedway
- Monument sign
- Income producing property - please do not disturb tenants
- 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
- Owner/User or Investment Opportunity
 - Both tenants are month to month and will extend (per owner)
 - Lease it up and enjoy the rental income
 - User can occupy a portion and have income from other tenants
- **Seller Financing Available—Seller will carry with \$300,000 down at 8% interest only**

DEMOGRAPHICS <i>(2024 Estimates)</i>	1-MILE	3-MILES	5-MILES
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

Contact Agent for financial data

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