

C-2 Zoned Freestanding Building for Lease

East of NEC of Speedway Blvd & Alvernon Wy
4045-4055 E Speedway Boulevard, Tucson

Exclusively represented by

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Please do not disturb tenant

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FEATURES

BUILDING SIZE	3,430 SF (Per Pima County Assessor)
LAND SIZE	20,010 SF (Per Pima County Assessor)
LEASE RATE	\$18 PSF, NNN
NNN CHARGES	Est. \$2.91 PSF
ZONING	C-2 Tucson

HIGHLIGHTS

- Excellent Speedway Boulevard frontage
- High density central Tucson location
- Speedway Boulevard is one of Tucson's primary east-west corridors, carrying more than 39,000 vehicles daily and providing direct access from east Tucson to the University of Arizona and downtown.
- Roll up door
- Please do not disturb tenant

DEMOGRAPHICS

(2026 Estimates)

	1-MILE	3-MILES	5-MILES
Population	16,676	125,610	281,344
Avg Household Income	\$77,110	\$83,763	\$85,375
Total Employees	7,460	76,412	167,286

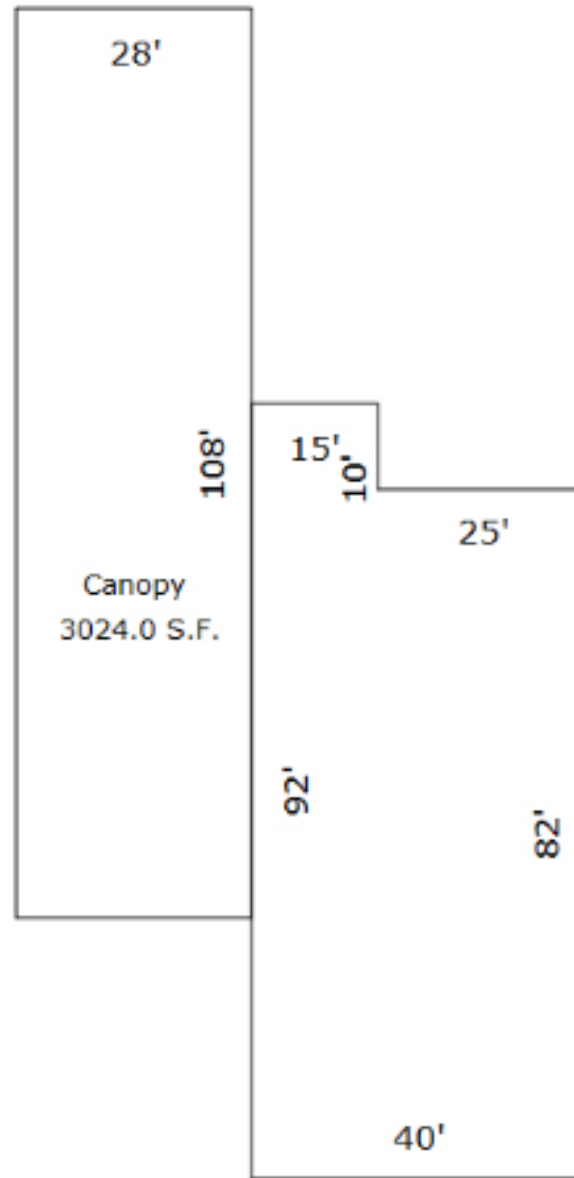
SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2026

TRAFFIC COUNTS

SPEEDWAY BLVD	39,225 AADT
ALVERNON WY	27,107 AADT

SOURCE: REGIS SITES USA 2025

FLOOR PLAN



*All measurements not to scale

TOTAL SQ FT 3430

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