

Drive Thru Restaurant for Lease

Marketplace at the Bridges

Kino Parkway & Park Avenue - Interstate 10, Tucson



Exclusively represented by

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FEATURES

AVAILABLE	1,691 SF (per Pima County Assessor)
LEASE RATE	Contact Agent
ZONING	PAD 15 Tucson

DEMOGRAPHICS <i>(2025 Estimates)</i>	10-MIN	15-MIN	20-MIN
Population	133,543	299,414	475,344
Avg Household Income	\$72,960	\$73,003	\$75,256
Total Employees	81,941	144,505	213,387

SOURCE: Applied Geographic Solutions/TIGER Geography, 11/2025

TRAFFIC COUNTS

INTERSTATE 10	89,231 AADT
KINO PARKWAY	31,918 AADT
PARK AVENUE	21,081 AADT

SOURCE: REGIS SITES USA 2024

NEIGHBORING RETAILERS



HIGHLIGHTS

- Turnkey drive thru restaurant built in 2024
- Highly dense area with population over 133,000 within 10-minute drive
- Prominent location with excellent visibility and access
- Right off I-10 with over 121,000 cars per day at the intersection
- Powerful retail hub anchored by Costco and Walmart - rated #1 in the State
- Near Downtown Tucson, University of Arizona, Tucson International Airport
- High impact location - Trade area exceeds 845,000 people

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