

RESTAURANT / BAR FOR SALE OR LEASE

Tucson Airport Area

2303 East Valencia Road, Tucson

Exclusively represented by

JERAMY PRICE

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YOUR NAME HERE

Sale Price: \$1,100,000/\$191 PSF (Liquor License Sold Separately)

Lease Rate: \$12.00/SF NNN

(PLEASE DO NOT DISTURB OPERATOR)

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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AVAILABLE

BUILDING SIZE	5,750 SF*
LAND SIZE	38,106 SF*
SALE PRICE	\$1,100,000 (\$191.00/SF)
LEASE RATE	±12.00 SF/NNN
ZONING	P-I, City of Tucson

*SOURCE: Pima County Assessor

HIGHLIGHTS

- Turnkey restaurant / bar
- Freestanding building
- Abundant parking
- Successful Tucson Airport trade area
- Strong employment hub
- Monument sign available
- 150 Feet of Valencia Road frontage
- **Please do not disturb tenant**

This property is an operating, recently remodeled, fully fixtured restaurant and bar property. The property benefits from its close proximity to the Tucson International Airport and the numerous hotels in the area.

DEMOGRAPHICS <i>(2025 Estimates)</i>	1-MILE	3-MILES	5-MILES
Population	6,029	70,510	142,622
Avg Household Income	\$72,444	\$73,489	\$72,223
Total Employees	12,048	32,793	60,573

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

TRAFFIC COUNTS

Valencia Road	35,632 AADT
Tucson Boulevard	13,507 AADT

SOURCE: Pima Association of Governments 2025

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Quick Park
Quick Shuttle →

SUBJECT

Pima federal
CREDIT UNION

Tucson Blvd 13,507 AADT

Valencia Rd 35,632 AADT



Traffic Counts Source: Pima Association of Governments 2025

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Sierra Middle School
±699 students

Sunnyside HS
±2,221 students

Intuit
±200 employees

Chamberlain Group
±400 employees

Gallego Primary Fine Arts Magnet School
±526 students

Gallego Intermediate Fine Arts Magnet School
±775 students

Desert View HS
±2,157 students

CAID Industries
±350 employees

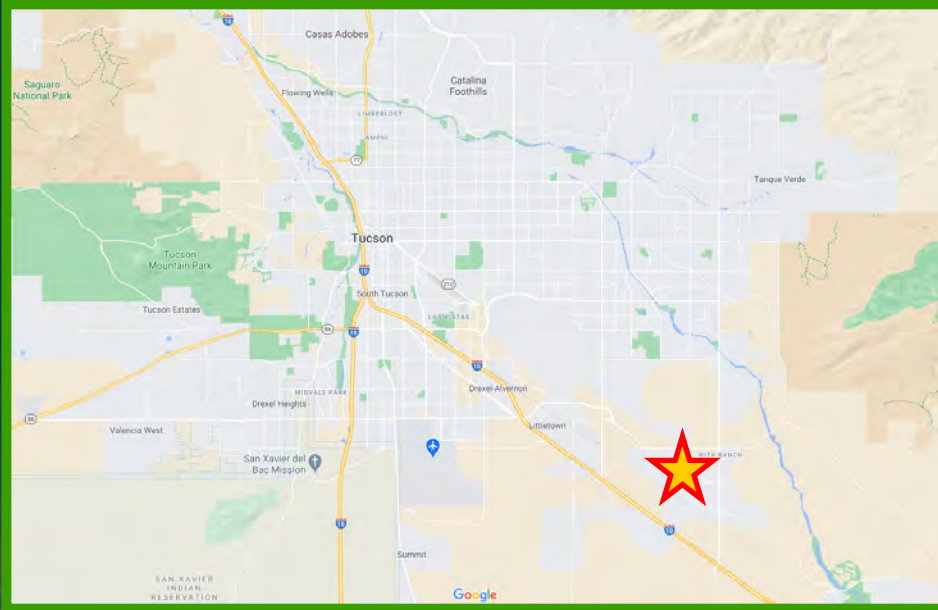
SUBJECT

HomeGoods Distribution
±900 employees

TUCSON
INTERNATIONAL AIRPORT
TUCSON AIRPORT AUTHORITY

The two airports currently support over 42,000 jobs and house more than 100 tenants

Raytheon
±15,000 employees



TUCSON, ARIZONA

Located in the heart of Southern Arizona, Tucson is strategically positioned in the Sonoran desert between Phoenix and Mexico along Arizona’s “Sun Corridor” business and trade route. The county seat of Pima County, Tucson is Arizona’s second-largest city and the 33rd largest city in the country, with a metropolitan area population of nearly one million people. Tucson’s expanding economy is based on technology, tourism, and education. Large institutions like Raytheon Missile Systems, the Davis-Monthan Air Force Base, and the University of Arizona complement and support Tucson’s status as a growing entrepreneurial hub (one of five recently recognized by *Entrepreneur*

magazine). Tucson also supports a more than \$2 billion per year tourism industry due to its attractive climate, natural wonders, and unique cultural events like the Tucson Gem and Mineral Show and El Tour de Tucson bicycling event, and benefits from the estimated \$1 billion per year in direct economic benefit to Southern Arizona from Mexican citizens who travel north to shop in the community.

Tucson’s Metro population is estimated at \$1.2M. The continued in-migration of people to Arizona positively impacts Tucson and translates directly to increased labor availability. Tucson’s growth has attracted large national corporations to locate regional and headquarter operations in Tucson. Recent corporate committals to Tucson include Comcast’s regional customer solutions center in mid-town Tucson, Caterpillar Inc’s Surface Mining & Technology Headquarters to downtown Tucson, and Home Goods’ brand new regional distribution center near the Tucson International Airport. These major national corporations are setting a precedent in Tucson, demonstrating its ability to harbor large growing companies, providing them the necessary infrastructure, talent and legislative support needed to thrive and continue to grow.

Another recent major win for Tucson came from its largest private employer, Raytheon Missile Systems, which announced it has recently added 2,000 new higher wage jobs, bringing the total employment in Tucson to over 15,000 workers. Raytheon is accommodating this expansion through new facility leasing across Tucson and new construction/additions at its Tucson International Airport Headquarters.



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It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.