

SWC SPEEDWAY BLVD & MAIN AVE



CUSHMAN &
WAKEFIELD



PICOR

405 W. SPEEDWAY BLVD, TUCSON, AZ

For Sale | Land | Price Reduced

WE ARE
THE CENTER
OF RETAIL



Speedway Blvd

Main Ave

13th Ave

Rob Tomlinson / rtomlinson@picor.com / +1 520 546 2757
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CUSHMAN &
WAKEFIELD



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SWC SPEEDWAY BLVD & MAIN AVE

405 W. SPEEDWAY BLVD, TUCSON, AZ

LOT SIZE

±56,387 SF (1.29 Acres)

SALE PRICE

Price Reduced

\$1,800,000 \$1,200,000

TAX PARCEL

116-16-236A, -240A, -2450,
-237A, -2420, -2430, -2440

NEIGHBORING TENANTS

Pima Community College Downtown Campus, Best Western,
The Circus Academy & More

COMMENTS

- Located less than half mile east of Interstate 10, and less than half mile west of Pima Community College Downtown campus, close to the University of Arizona
- Zoned C-3, City of Tucson



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	13,160	\$42,241	15,175	\$114 M
3 Miles	121,428	\$49,194	98,848	\$1.04 B
5 Miles	267,605	\$53,096	177,739	\$2.48 B

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8/26/2019
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ASSESSOR'S RECORD MAP

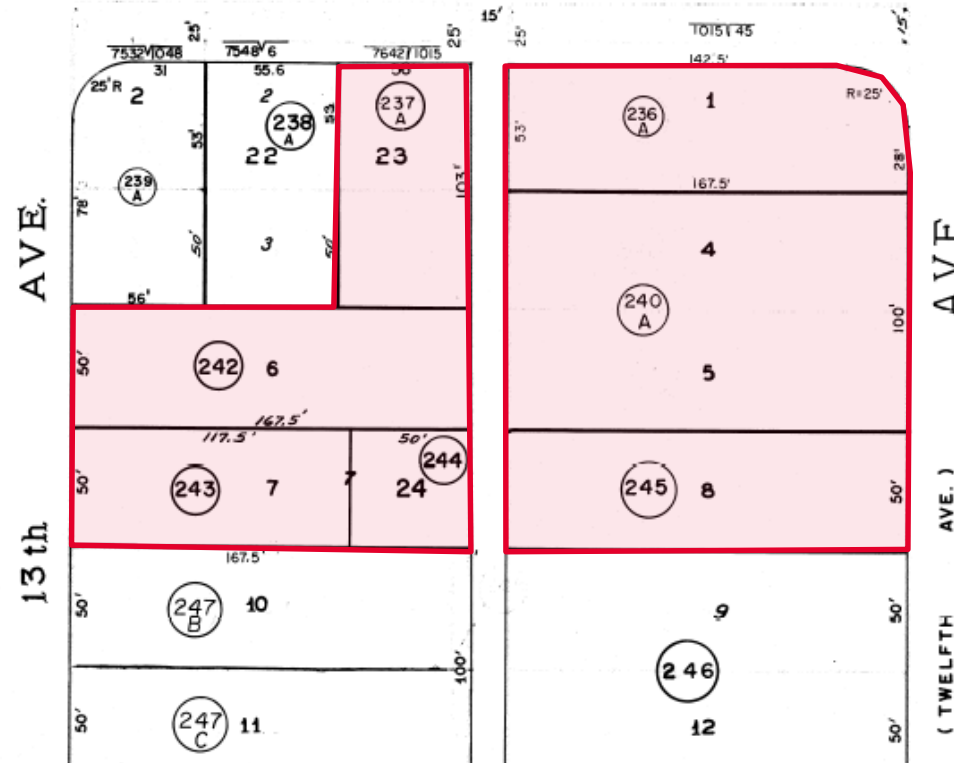
BLOCK 1 , MOUNTAIN VIEW ADDITION

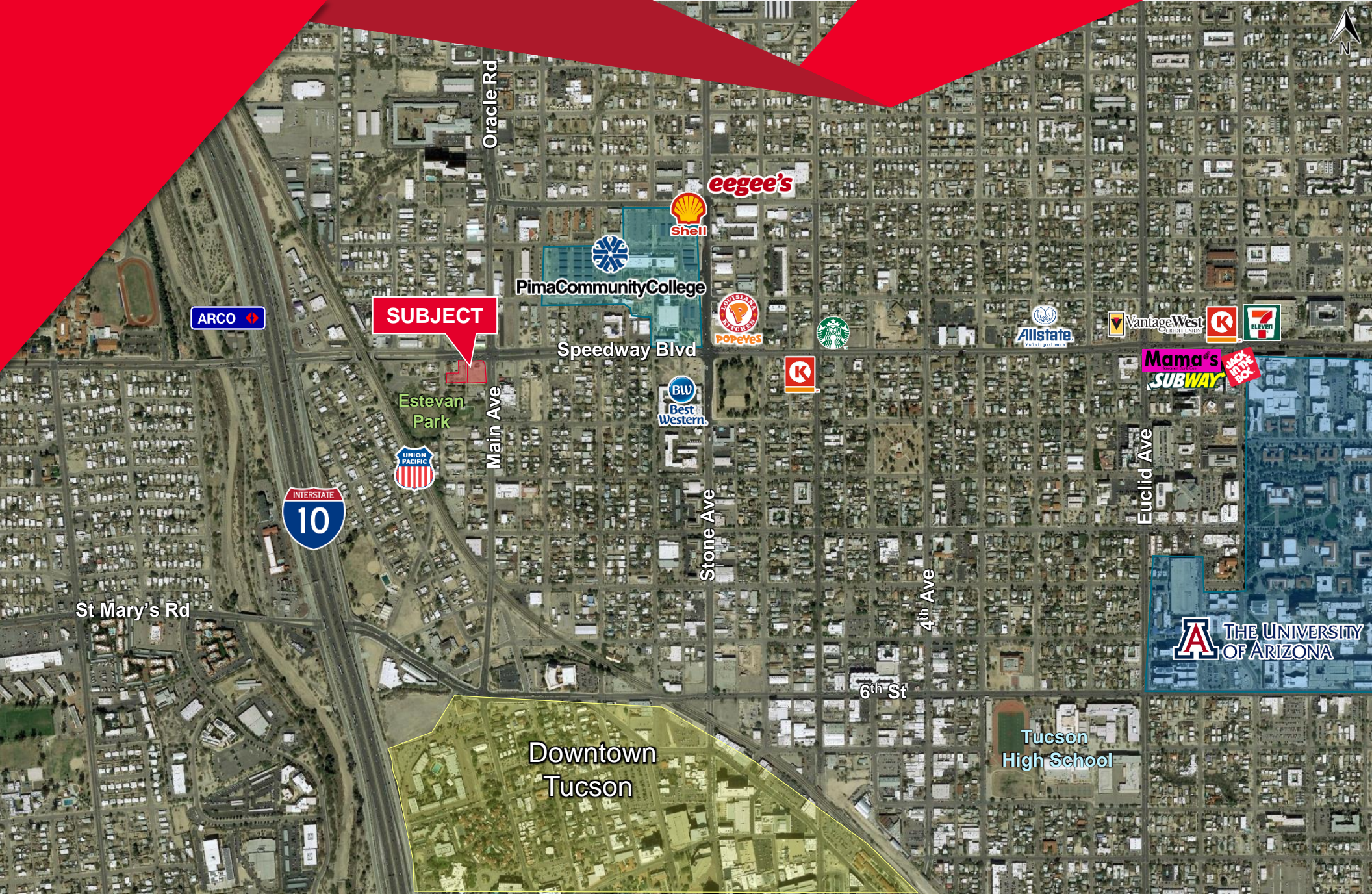
116 - 16

WEST

SPEEDWAY BLVD.

20/26





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A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client.

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