

4443 E. SPEEDWAY BLVD

TUCSON, AZ 85712



For Sale or Lease | Speedway Frontage Commercial

WE ARE
THE CENTER
OF RETAIL



Greg Furrier / gfurrier@picor.com / +1 520 546 2735



CUSHMAN &
WAKEFIELD



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4443 E. SPEEDWAY BLVD

TUCSON, AZ 85712

AVAILABLE

29,600 SF Total (divisible)

SALE PRICE

\$2,700,000

LEASE RATE

\$8.00/ SF, NNN (est. \$1.50/SF)

ZONING

C-2, General Commercial City of Tucson

NEIGHBORING TENANTS

Sprouts, Pep Boys Auto Parts & Service, Dunn-Edwards Paints, Royal Lexus & Kia of Tucson, The Specialists, & More

COMMENTS

- Located west of the signalized intersection of Speedway & Swan
- Building includes a fire suppression system
- Allows for retail, warehouse, storage, and/or distribution uses



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	19,921	\$51,853	8,371	\$211 M
3 Miles	125,608	\$59,311	106,817	\$1.38 B
5 Miles	283,268	\$58,9142	199,510	\$2.99 B

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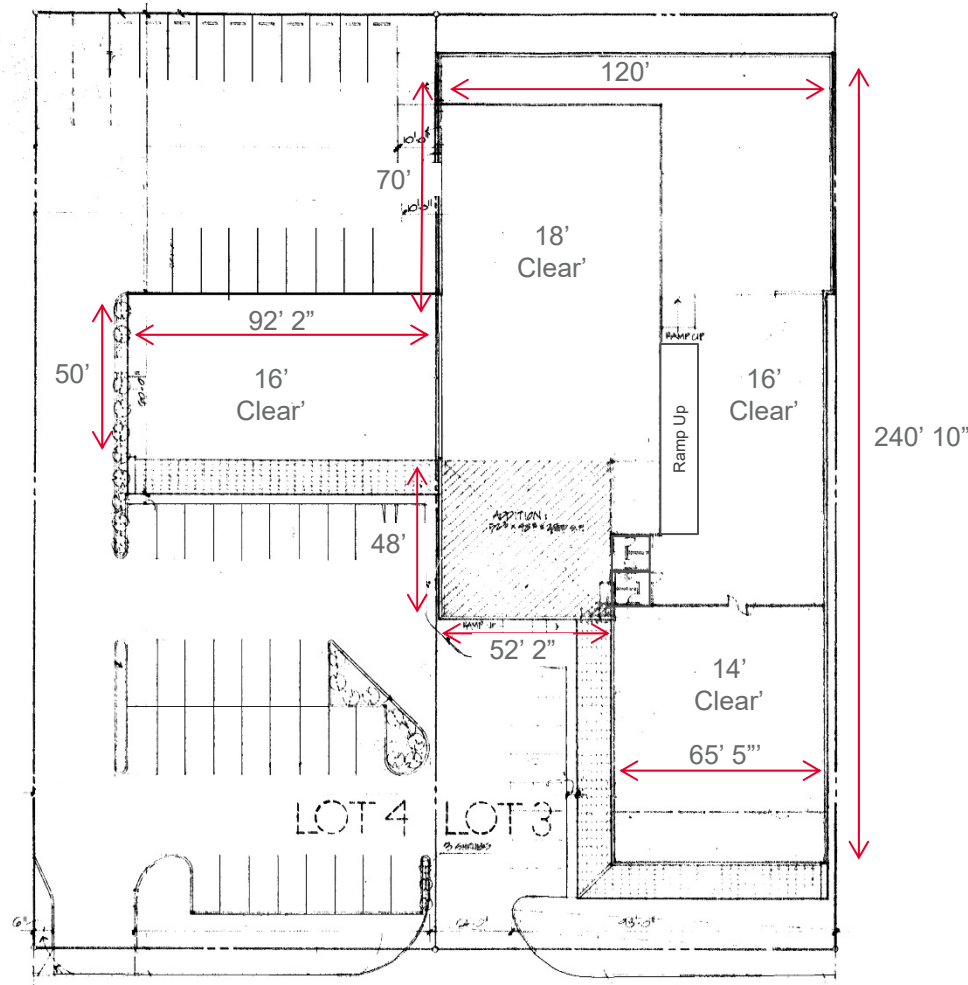


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SITE PLAN



SPEEDWAY BLVD

LOADING

(6) Grade level doors, staging area, dock served

CLEAR HEIGHT

14 ft. to 18 ft.

POWER

(2) 400 amp, 240V, 3-Phase services

COOLING

Retail Space: HVAC

Warehouse: Evaporative

BUILD-OUT

Two (2) ADA bathrooms, offices, breakroom, warehouse, showroom



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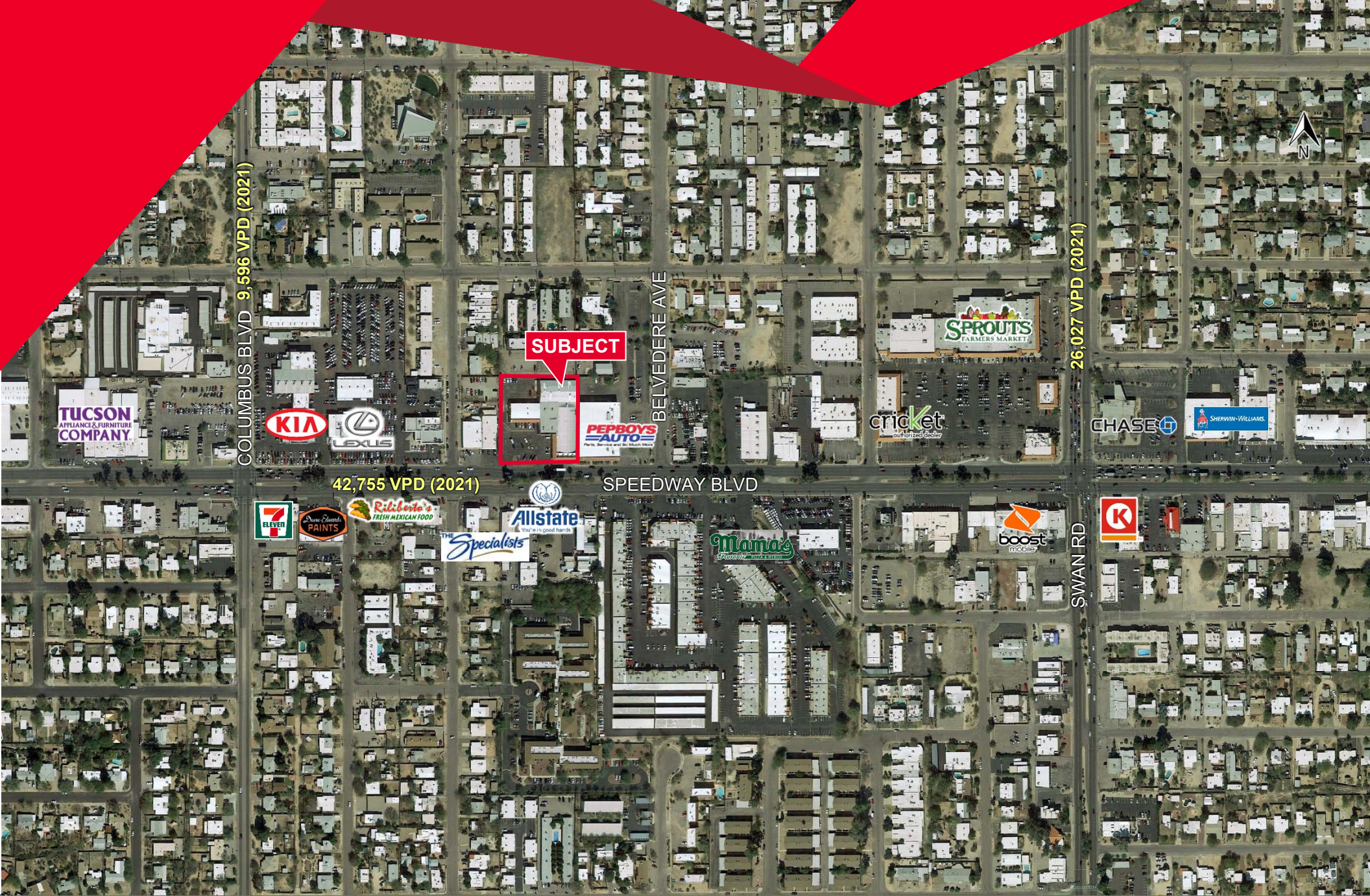
OBLIQUE AERIAL



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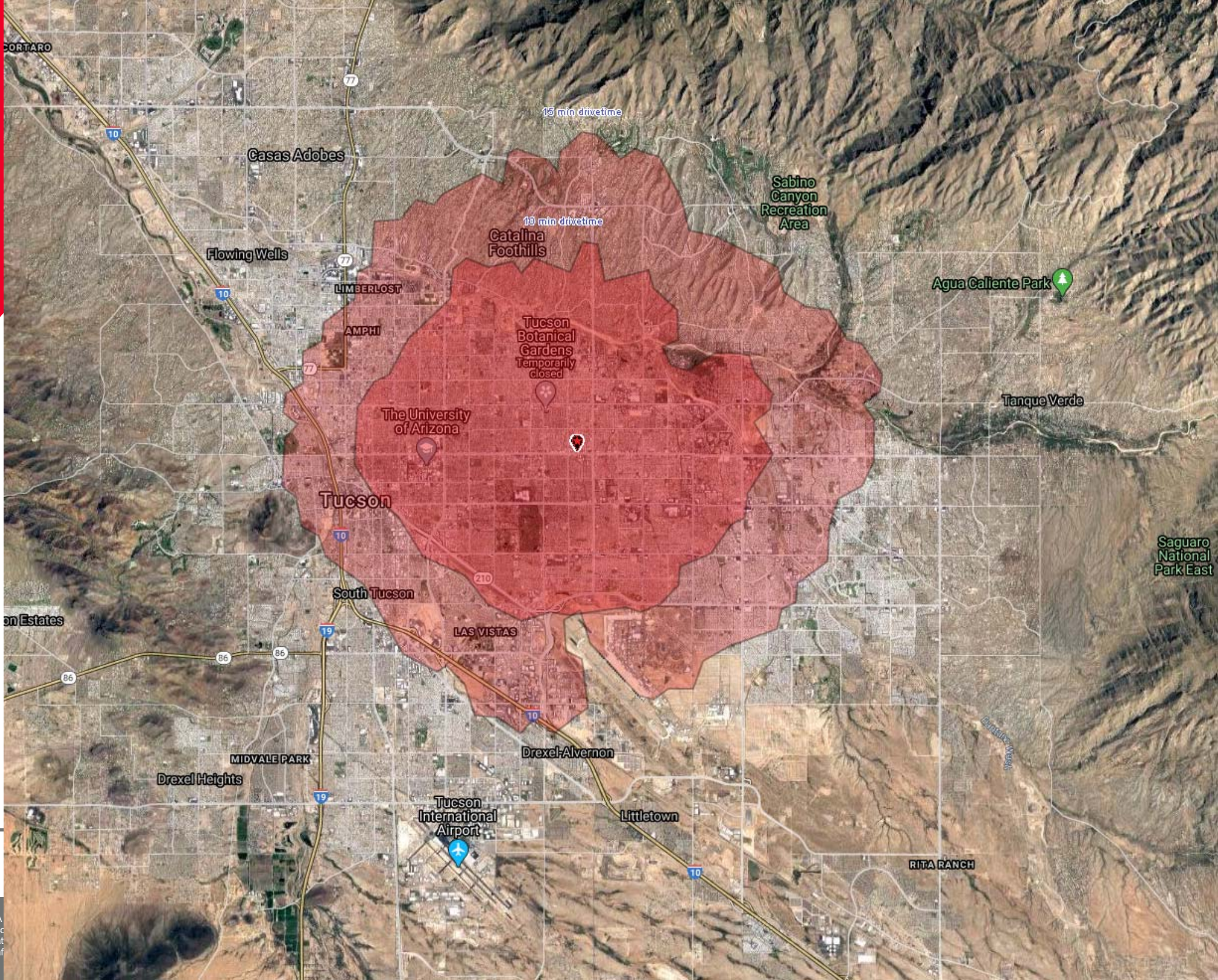


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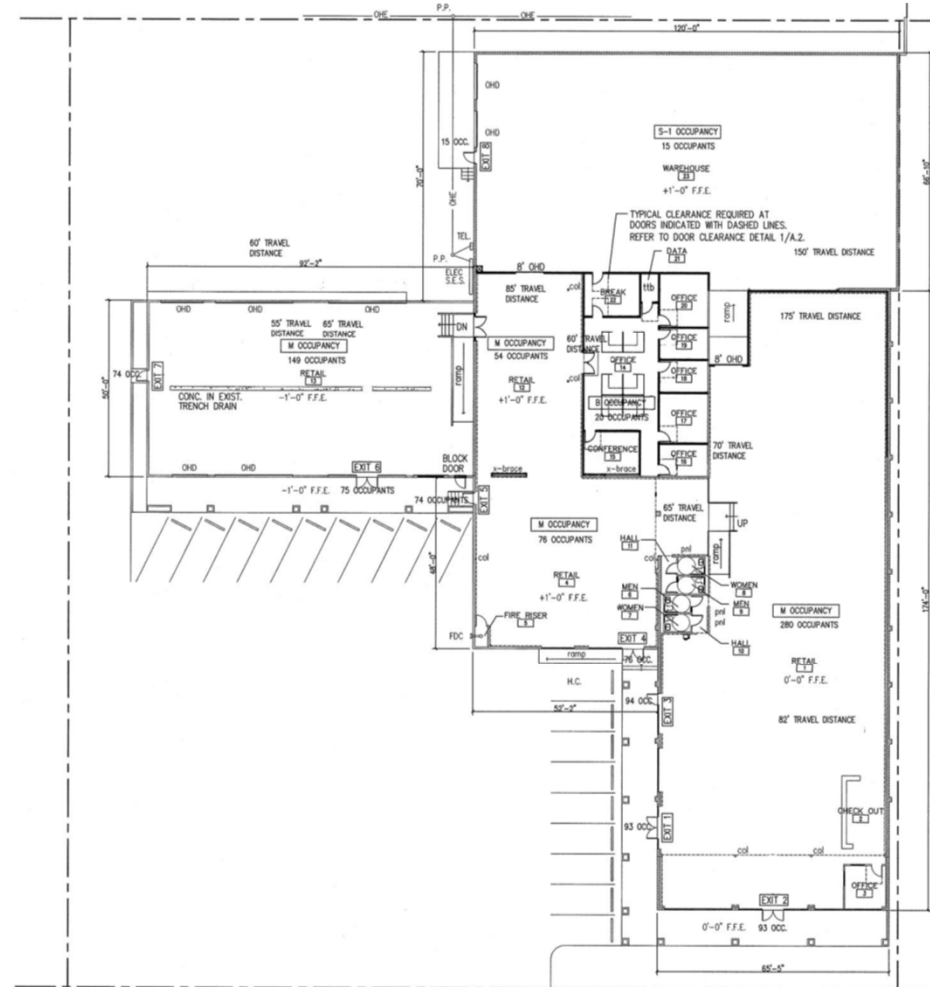


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FLOOR PLAN



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