

# 2739 E. SPEEDWAY BLVD

TUCSON, AZ 85716



For Lease | 1,035 SF Space Available

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CUSHMAN &  
WAKEFIELD



PICOR

# 2739 E. SPEEDWAY BLVD

TUCSON, AZ 85716

## RETAIL SPACE

1,035 SF

## LEASE RATE

\$17.50/SF, NNN

## NNN CHARGES

\$7.32/SF

## TRAFFIC COUNTS

Speedway Blvd: 41,205 VPD ('19)

## NEIGHBORING TENANTS

Graze Premium Burgers, Blake's Lotaburger, Choice Greens, Raising Cane's, FedEx Office Print, Casa Video & More

## COMMENTS

- Great signage and visibility
- Going home side of Speedway Blvd
- U of A Campus .9 miles to site
- Banner University Medical Center 1.2 miles to site
- Speedway Blvd is a major east-west corridor that is not effected by road reconstruction



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION



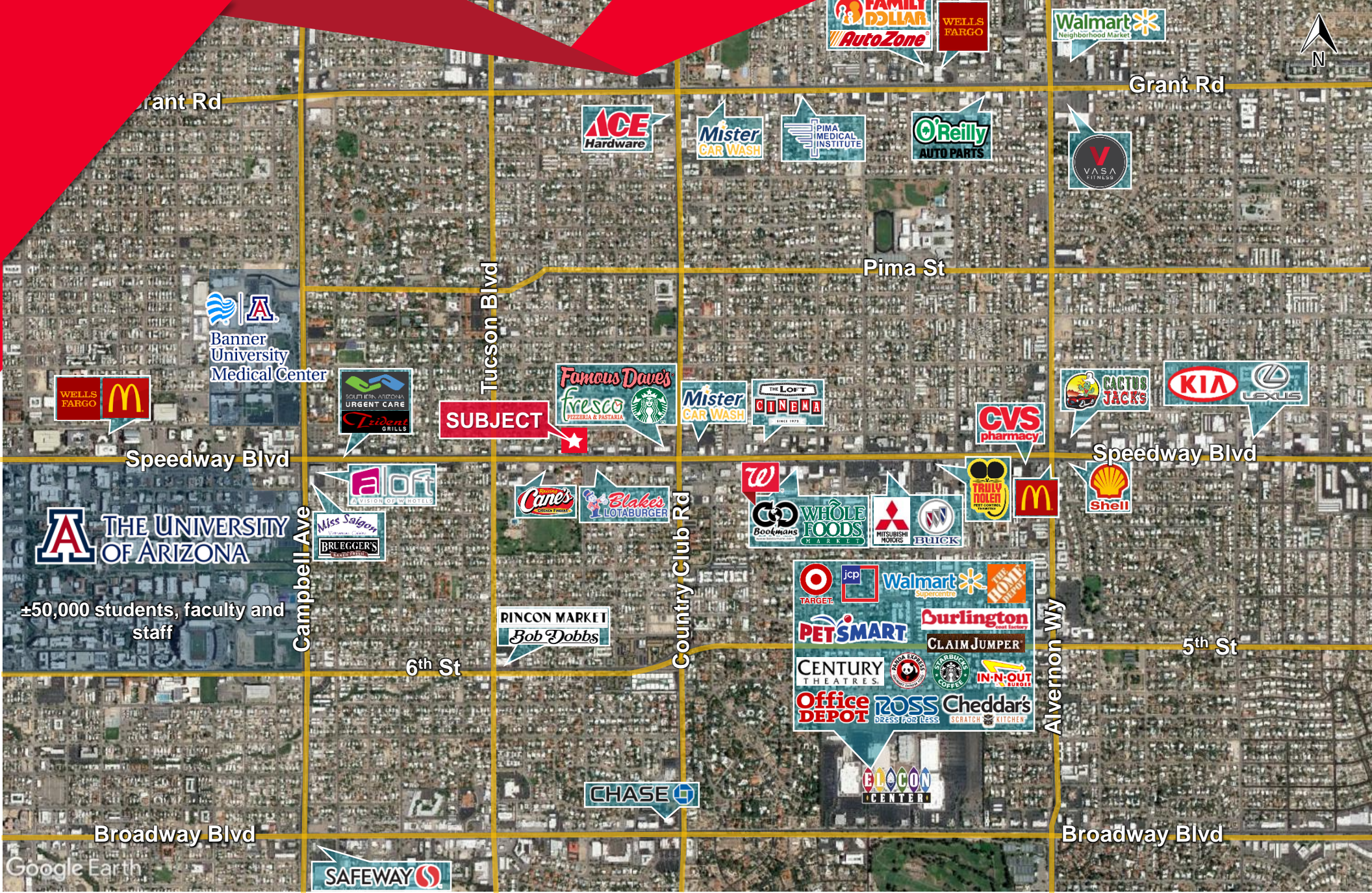
TOTAL RETAIL  
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	14,176	\$68,309	13,232	\$180.06 M
3 Miles	141,830	\$50,821	107,423	\$1.34 B
5 Miles	284,485	\$54,456	219,647	\$2.72 B

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