

800 N. KOLB ROAD

TUCSON, AZ 85710



For Sale or Lease | Fully Equipped Restaurant Building

WE ARE
THE CENTER
OF RETAIL



KOLB RD
39,041 vpd (2019)

Dave Hammack / dhammack@picor.com / +1 520 546 2712
Andy Selezov, CCIM / aselezov@picor.com / 1 520 546 2775
PICOR.COM



CUSHMAN &
WAKEFIELD



PICOR

800 N. KOLB ROAD

TUCSON, AZ 85710

BUILDING SIZE

±2,700 SF

LOT SIZE

±0.7 acres

SALE PRICE

\$579,000

LEASE RATE

\$22.00/SF, NNN

NNN CHARGES

\$4.50/SF

NEIGHBORING TENANTS

Guadalajara Grill, Wal-Mart Super Center

ZONING

PAD-3

COMMENTS

- Fully Built out restaurant
- Bar Area
- Patio seating
- Abundant Parking
- High traffic count and visibility



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	10,974	\$59,699	5,774	\$10.09 M
3 Miles	110,315	\$65,455	55,747	\$95.04 M
5 Miles	242,139	\$72,501	92,865	\$215.09 M

Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712
Andy Seleznov, CCIM / aseleznov@picor.com / 1 520 546 2775

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
 6/7/2021
 Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



CUSHMAN &
WAKEFIELD

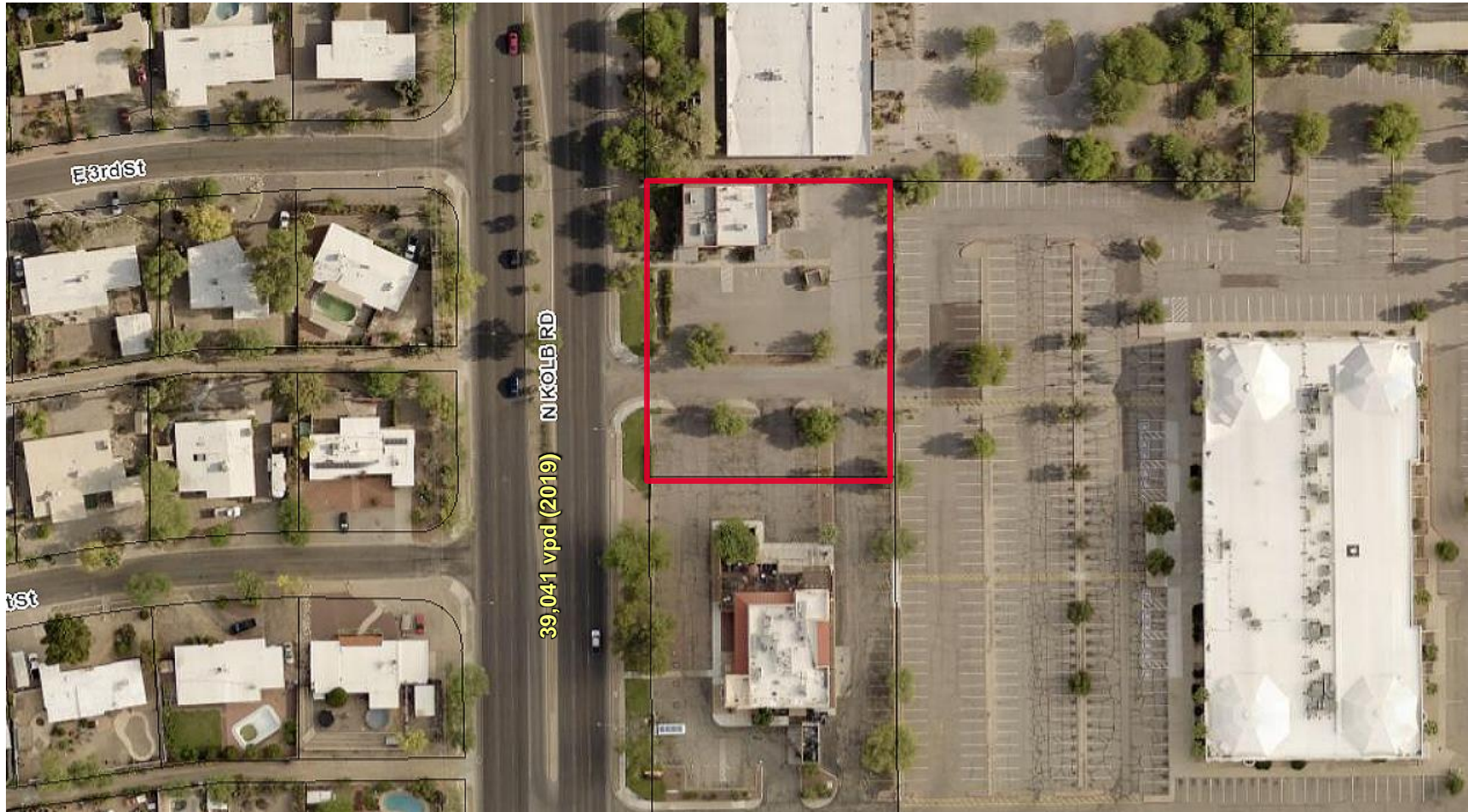


PICOR

800 N. KOLB ROAD

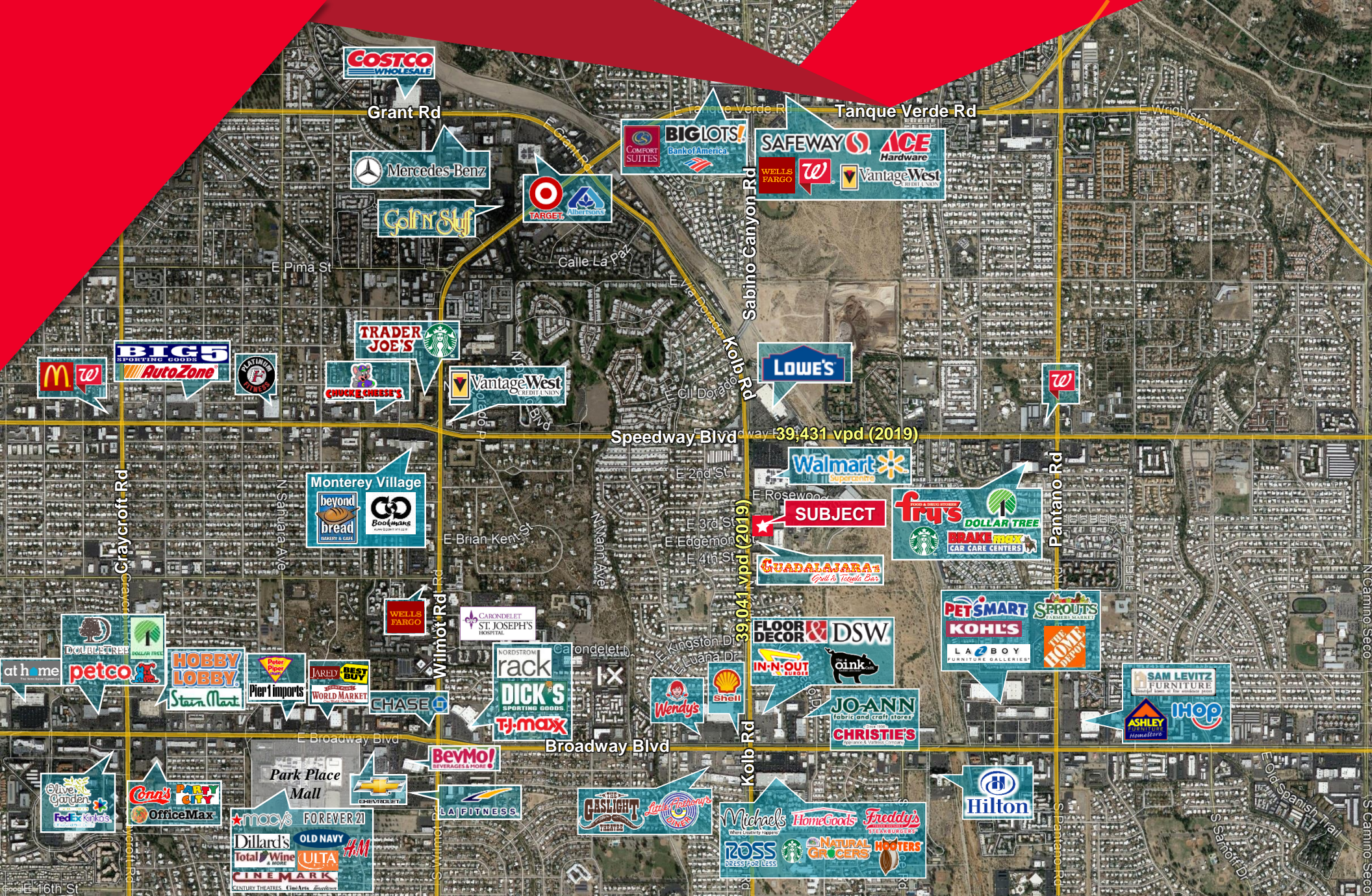
TUCSON, AZ 85710

AERIAL



Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712
Andy Seleznov, CCIM / aseleznov@picor.com / 1 520 546 2775

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
6/7/2021
Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



Dave Hammack / dhammack@picor.com / +1 520 546 2712
Andy Seleznov, CCIM / aseleznov@picor.com / 1 520 546 2775



WE ARE THE CENTER OF RETAIL

PICOR.COM

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.

6/7/2021