

SPEEDWAY FRONTAGE RETAIL/OFFICE

2845 E Speedway Blvd | Tucson, AZ 85716

CUSHMAN &
WAKEFIELD

PICOR

FOR LEASE



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PROPERTY DETAILS

Available	5,691 SF
Lease Rate	\$15.00/SF
NNN Rate	\$3.22/SF
Availability	Immediate
Year Built	1963
Zoning	C-1, City of Tucson
Address	2845 E Speedway Blvd Tucson, AZ 85716

HIGHLIGHTS

- Highly visible signage
- Located ½ mile away from the U of A Campus
- Located a mile from the Banner University Medical Center
- Speedway Blvd is a major east-west corridor that is not affected by road reconstruction



TRAFFIC COUNTS

Speedway Blvd	42,084 VPD (2023)
Country Club Rd	37,326 VPD (2023)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	12,905	\$93,538	6,039
3 Miles	132,090	\$75,927	83,883
5 Miles	271,250	\$77,704	168,844

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4/22/2024

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