

2845 E. SPEEDWAY BLVD

TUCSON, AZ 85716



For Lease | Speedway Frontage Retail/Office

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THE CENTER
OF RETAIL



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CUSHMAN &
WAKEFIELD



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2845 E. SPEEDWAY BLVD

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RETAIL/OFFICE SPACE NEIGHBORING TENANTS

5,691 SF

LEASE RATE

\$15.00/ SF, NNN

NNN CHARGES

\$3.25/ SF

ZONING

C-1, City of Tucson

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

COMMENTS

- 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



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	14,396	\$68,394	8,995	\$183.25 M
3 Miles	134,411	\$55,995	95,322	\$1.35 B
5 Miles	273,183	\$59,429	194,762	\$2.74 B

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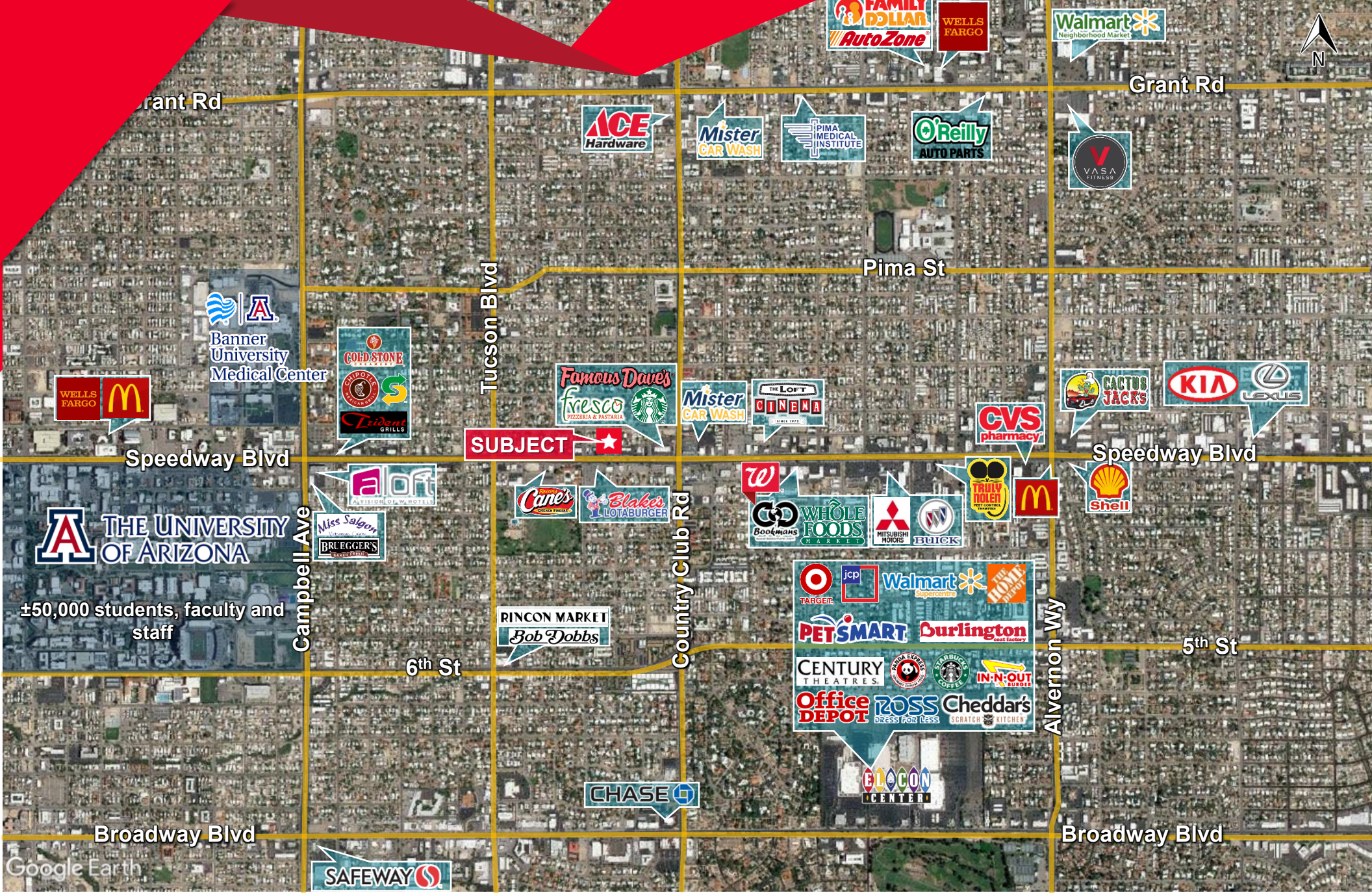
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AERIAL



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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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