

5801 S. PALO VERDE ROAD

TUCSON, AZ 85706



For Sale | Restaurant/Retail in Opportunity Zone

WE ARE
THE CENTER
OF RETAIL



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AVAILABLE

4,015 SF

SALE PRICE

\$285,000

LOT SIZE

26,000 SF

COMMENTS

- Full kitchen with one bar, fully equipped
- All trade equipment and furniture included in price
- The bar and the kitchen needs to be brought up to Pima County Health codes
- Walk-in refrigerator, freezer, and keg storage in walk-in
- Option to add drive-thru window
- 2" Commercial gas line
- Enclosed outdoor seating area
- Large monument sign



TRAFFIC COUNTS



Palo Verde Road	12,162 vehicles per day	(2021)
Alvord Road	15,363 vehicles per day	(2021)

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ZONING

MU Multi Use, Pima County

YEAR BUILT

1982

UTILITIES

Southwest Gas: 2" gas line (commercial gas)

City of Tucson Water: 1" line

Pima County Sewer: 4" line

EVAPORATIVE COOLED

Evaporative cooled

CONSTRUCTION

Masonry, mix, built up roof

PARKING

49 spaces

12/1000 SF



NEIGHBORHOOD DEMOGRAPHICS



1 Mile	13,668	\$51,628	290	\$91.61 M
3 Miles	54,745	\$55,727	2,315	\$384.11 M
5 Miles	165,881	\$57,291	5,678	\$1.25 B

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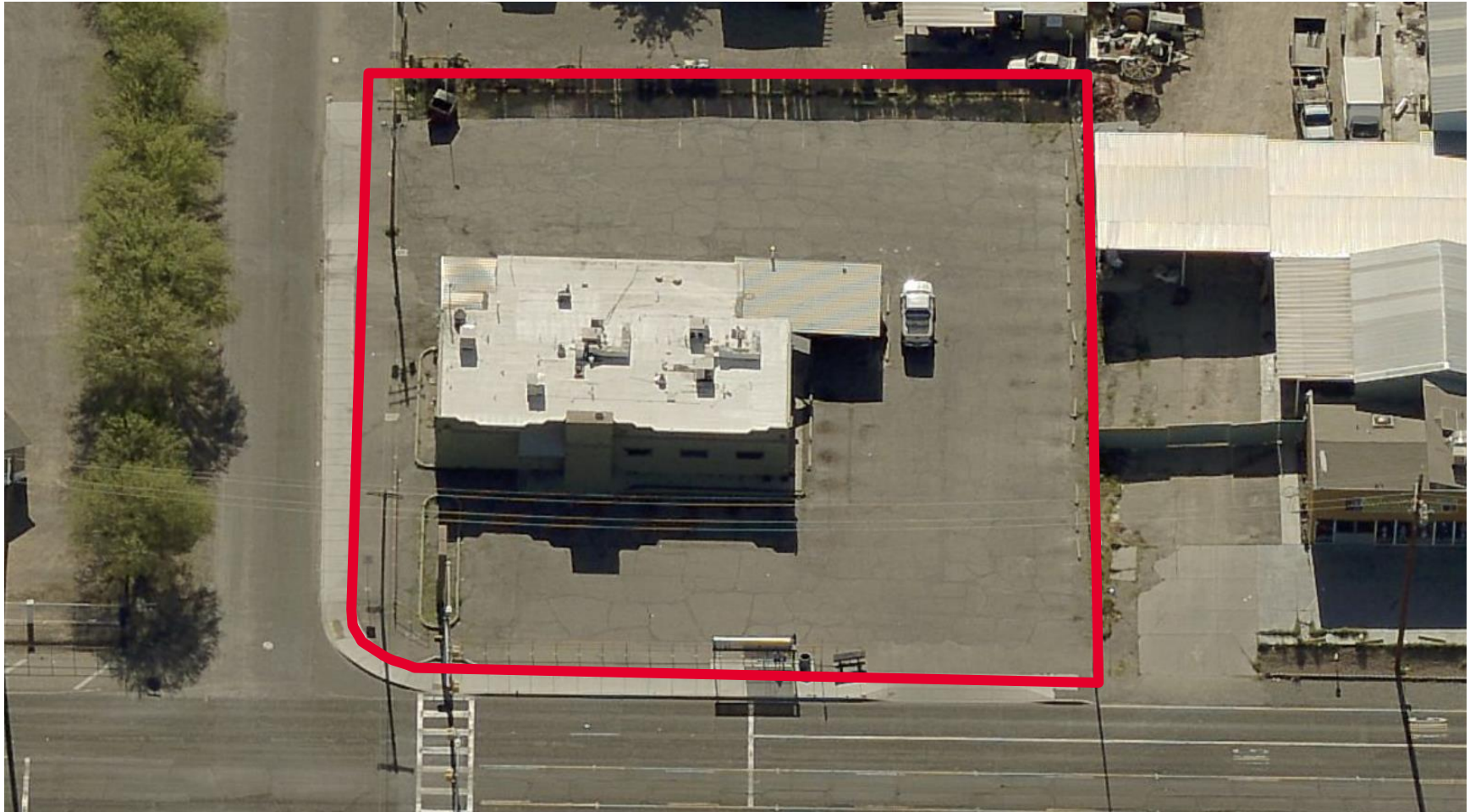
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AERIAL



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