

2823 E. SPEEDWAY BLVD

TUCSON, AZ 85716



For Lease | Speedway Frontage Retail

WE ARE
THE CENTER
OF RETAIL



Greg Furrier / gfurrier@picor.com / +1 520 546 2735
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CUSHMAN &
WAKEFIELD



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2823 E. SPEEDWAY BLVD

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RETAIL SPACE

1,408 SF

LEASE RATE

\$18.00/SF, NNN

NNN CHARGES

\$2.50/SF

ZONING

C-1, City of Tucson

NEIGHBORING TENANTS

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 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	14,396	\$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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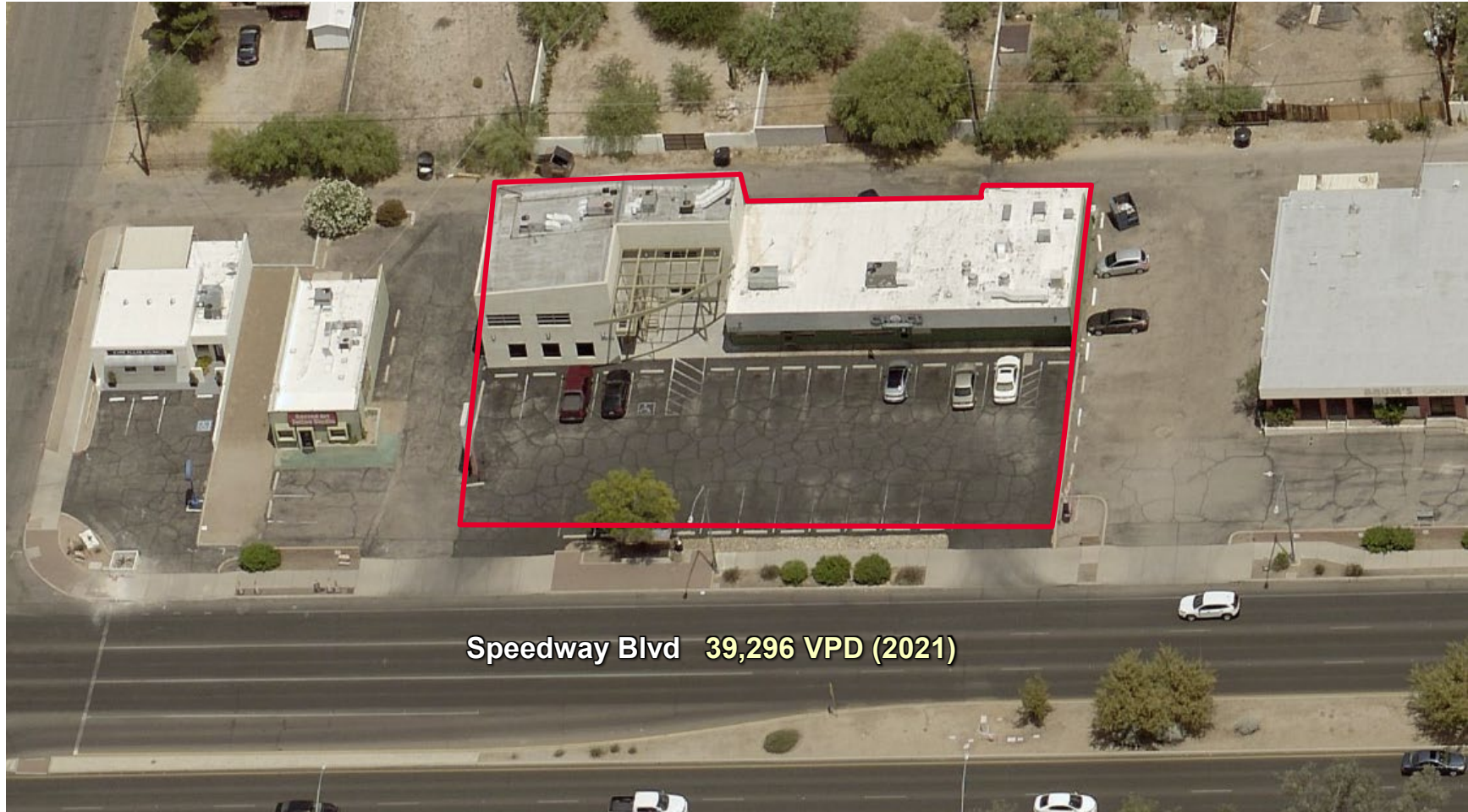


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AERIAL



Speedway Blvd 39,296 VPD (2021)

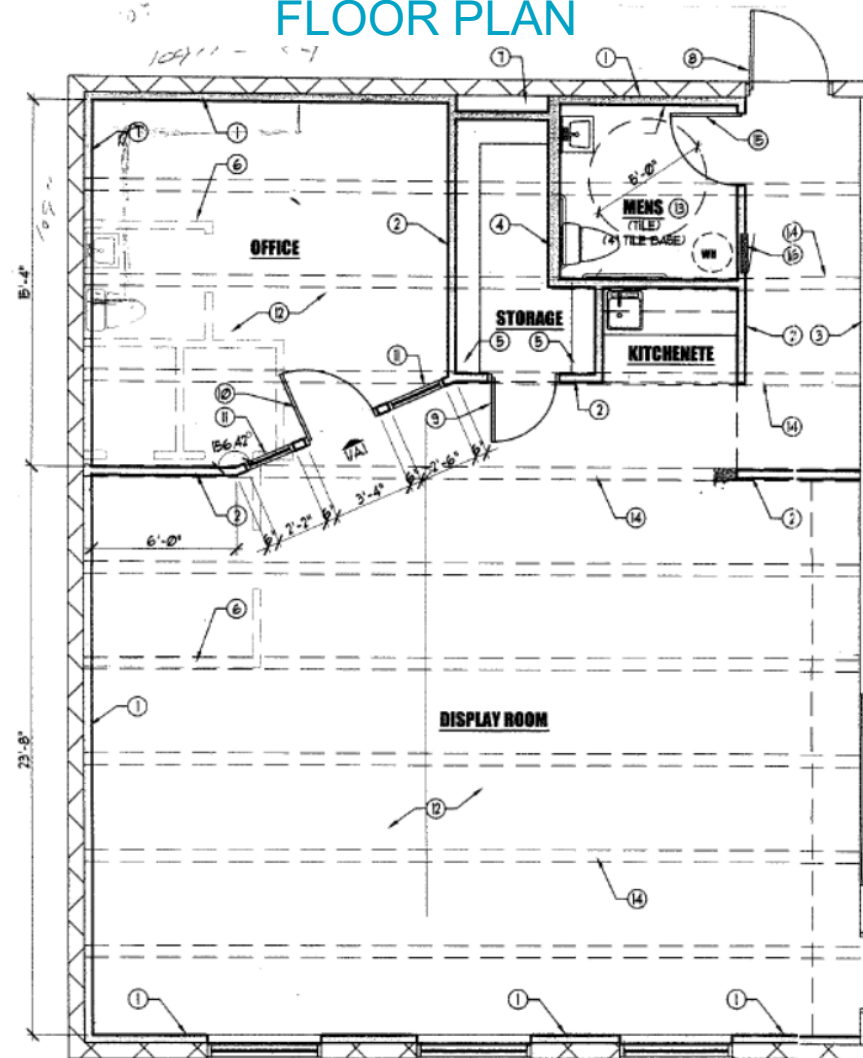
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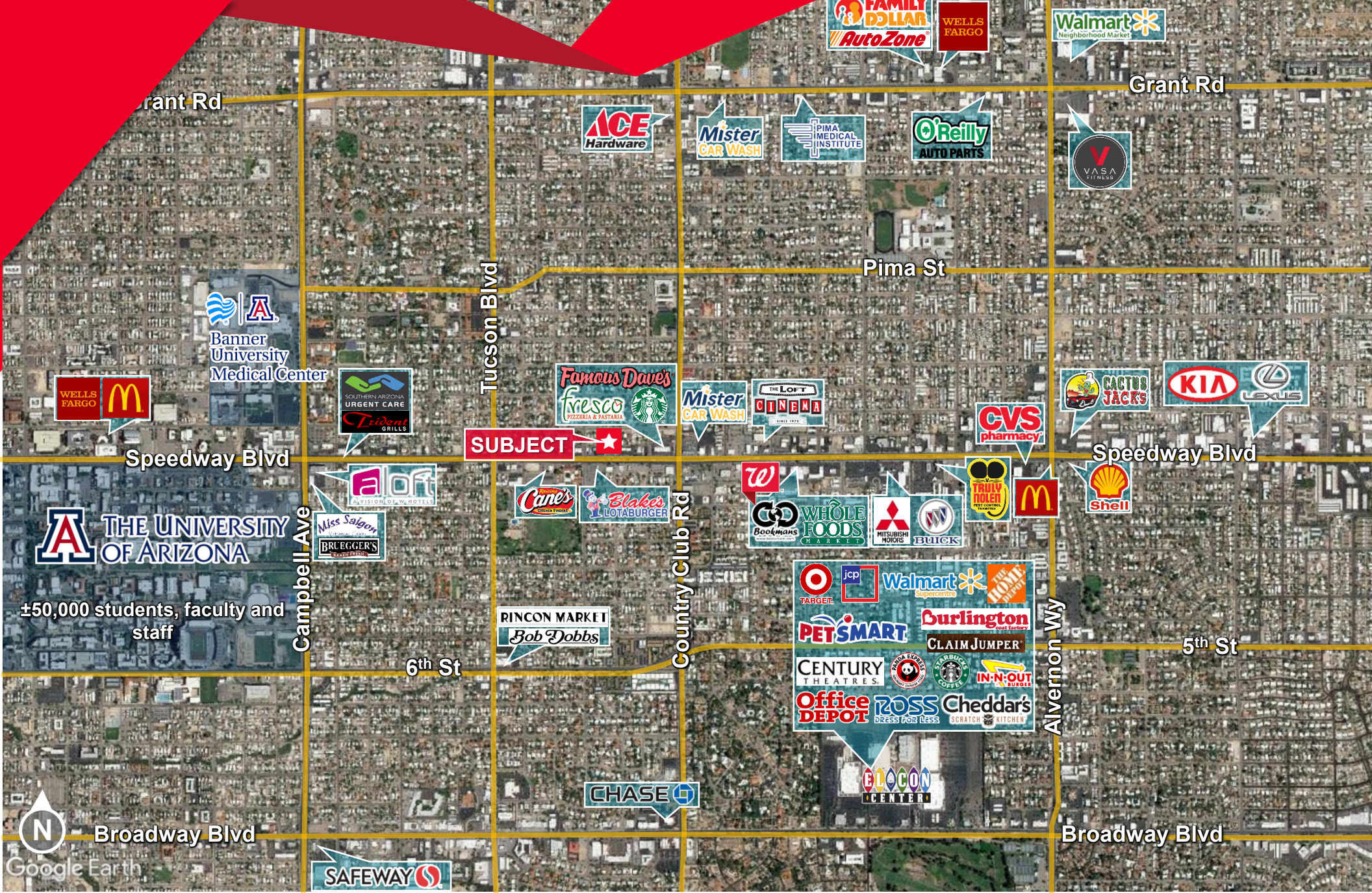
FLOOR PLAN



Not To Scale
Subject To Change

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