

4668 E. SPEEDWAY BLVD

TUCSON, AZ 85712



For Lease | SWC Speedway Blvd & Swan Rd

WE ARE
THE CENTER
OF RETAIL



AVAILABLE ±3,313 SF

YOUR NAME
HERE

Andy Seleznov, CCIM / aseleznov@picor.com / +1 520 546 2775
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WAKEFIELD



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RETAIL SPACE

3,313 SF

LEASE RATE

\$12.00 / SF

NNN CHARGES

\$4.00 / SF

ZONING

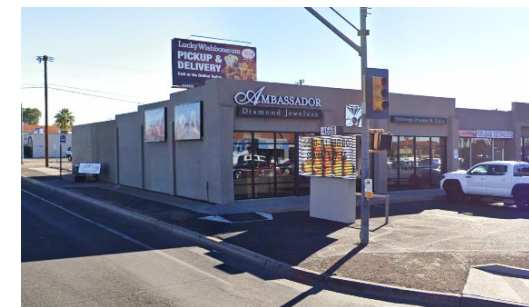
C-2, City of Tucson

NEIGHBORING TENANTS

Boost Mobile, Sprouts Farmers Market, Toast 101, Craft Modern Drinkery, Chase Bank, Kiwami Ramen & More

COMMENTS

- Located at a busy signalized intersection
- Highly visible monument sign available
- Traffic counts on Speedway Blvd 36,642 VPD (2020); Swan Rd 25,321 VPD (2020)



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	16,904	\$51,304	8,392	\$173.31 M
3 Miles	120,170	\$62,287	72,497	\$1.35 B
5 Miles	270,018	\$64,593	168,957	\$2.98 B

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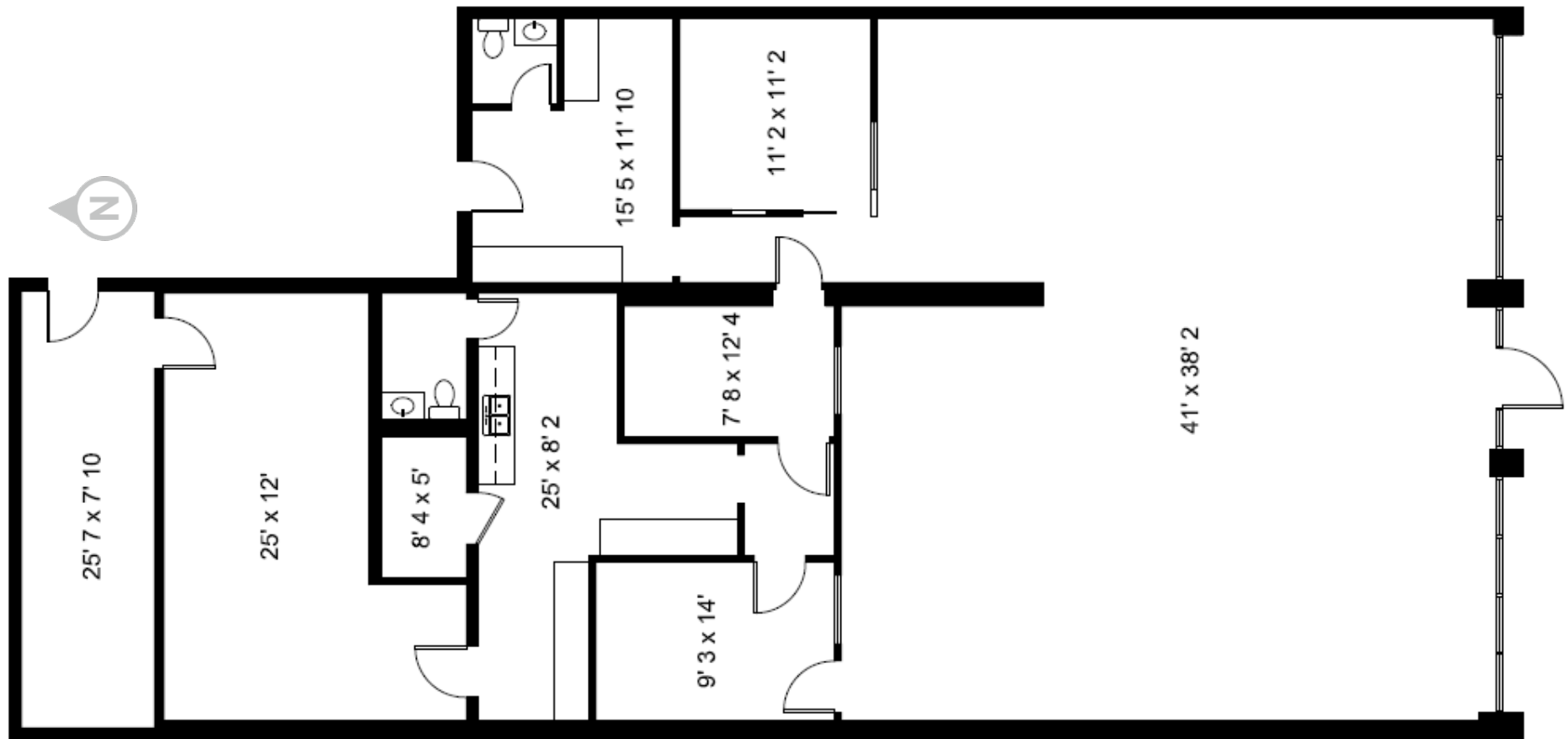


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FLOOR PLAN



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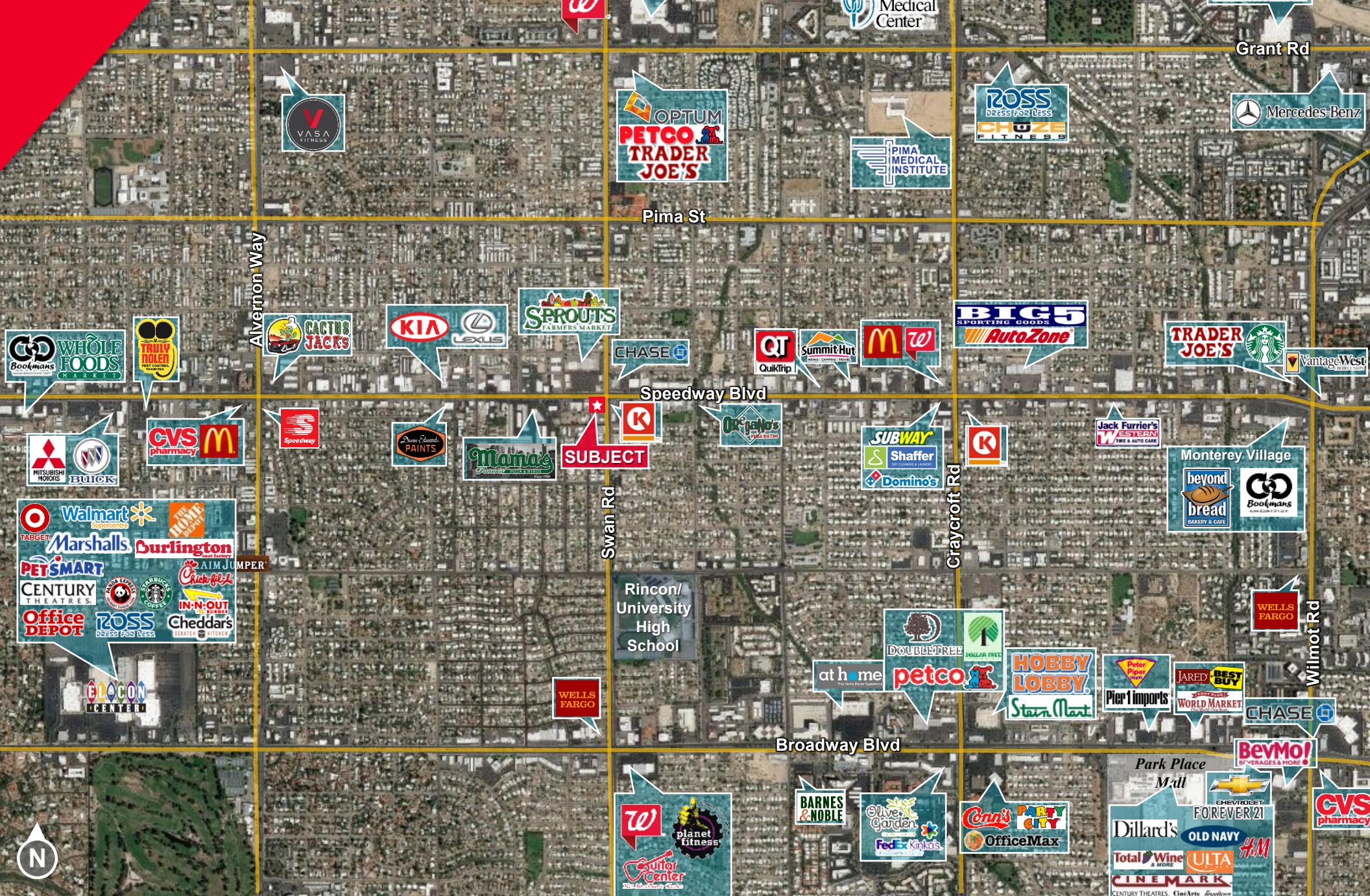
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