

# 1702 E SPEEDWAY

TUCSON, AZ 85719



For Lease | Available: Former Pizza Restaurant with Brewery

WE ARE  
THE CENTER  
OF RETAIL



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## RETAIL SPACE

3,600 SF expandable to  
4,700 SF

## LEASE RATE

\$18.00/SF

## NNN CHARGES

\$5.00/SF

## ZONING

C-1

## NEIGHBORING TENANTS

University of Arizona, Banner University Medical Center, Historic  
4<sup>th</sup> Ave, & More

## COMMENTS

- Immediately adjacent to the UofA campus (±38,000 students)
- Only a few yards to the urban streetcar line
- Restaurant equipment available
- Brewery equipment available
- 92 seat capacity
- Highly visible / great traffic counts
- Traffic counts Speedway Blvd 41,299 VPD (2022)



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION



TOTAL RETAIL  
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	22,787	\$51,307	12,676	\$164.2 M
3 Miles	139,927	\$58,653	91,829	\$1.32 B
5 Miles	284,354	\$108,192	193,201	\$2.72 B

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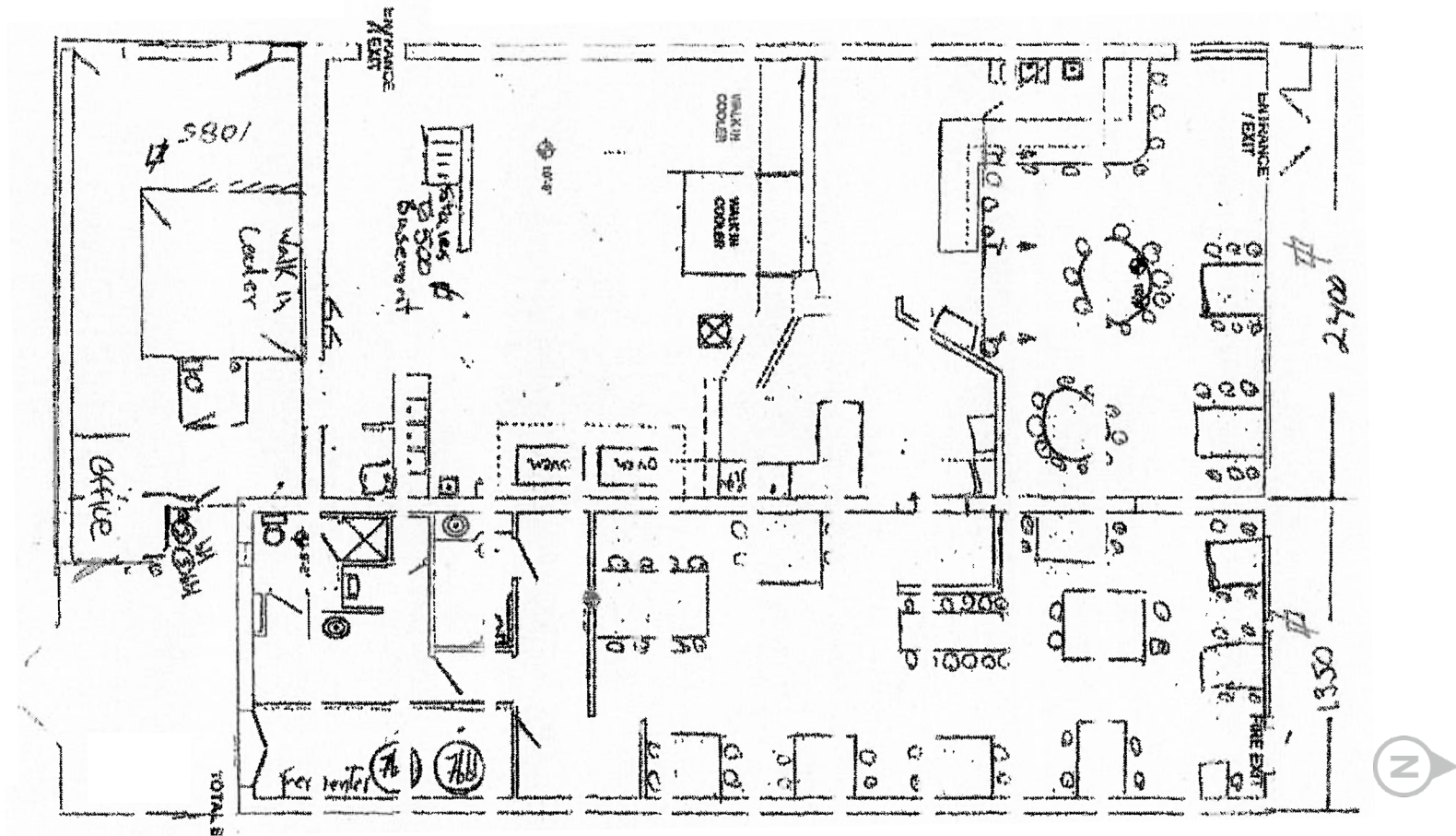
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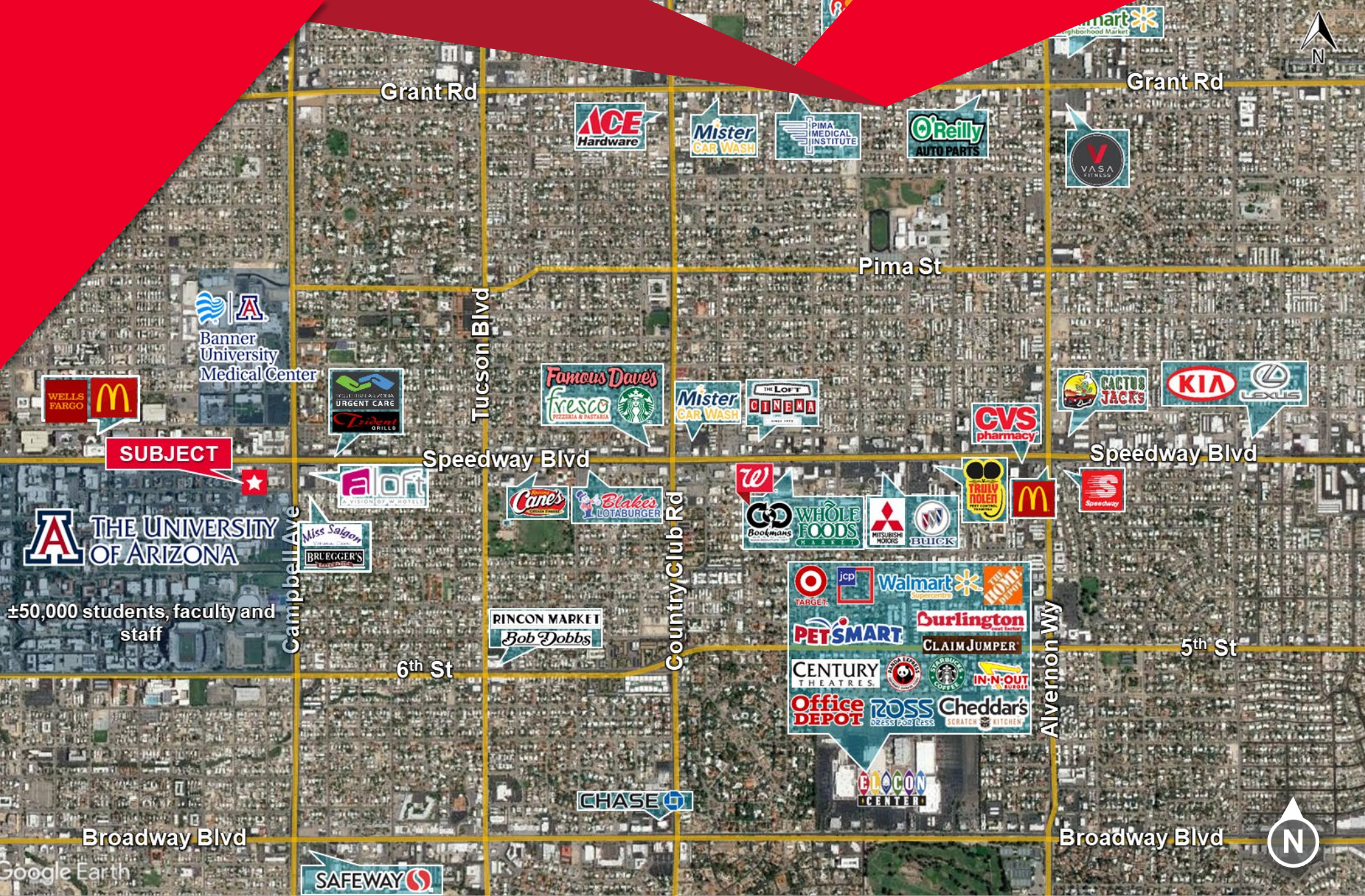
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## FLOOR PLAN







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7/2/2023