

# MARQUEZ PLAZA

High Visibility Speedway Retail/Office | 4420 E Speedway Blvd

CUSHMAN &  
WAKEFIELD

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FOR LEASE



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## PROPERTY DETAILS

Available	1,306 SF
Lease Rate	\$15.00 / SF
NNN Rate	\$4.95
Zoning	C-2
Address	4420 E Speedway Blvd Tucson, AZ 85712

## HIGHLIGHTS

- Great visibility
- High traffic counts
- Monument signage (top panel)
- Current office floorplan may be reconfigured

## Neighboring Tenants

Specialist Car Audio, Pep Boys, Take 5, Mama's Pizza, Sprouts Market, Royal Kia, & more!

## TRAFFIC COUNTS

Speedway Blvd	40,222 VPD (2024)
Swan Rd	27,349 VPD (2024)

## DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	17,122	\$73,714	8,228
3 Miles	123,226	\$77,360	67,697
5 Miles	288,756	\$79,089	154,162



**Bobby Verenna** / Commercial Properties / [bverenna@picor.com](mailto:bverenna@picor.com) / +1 520 546 2756  
**Rob Tomlinson** / Principal / [rtomlinson@picor.com](mailto:rtomlinson@picor.com) / +1 520 240 4299

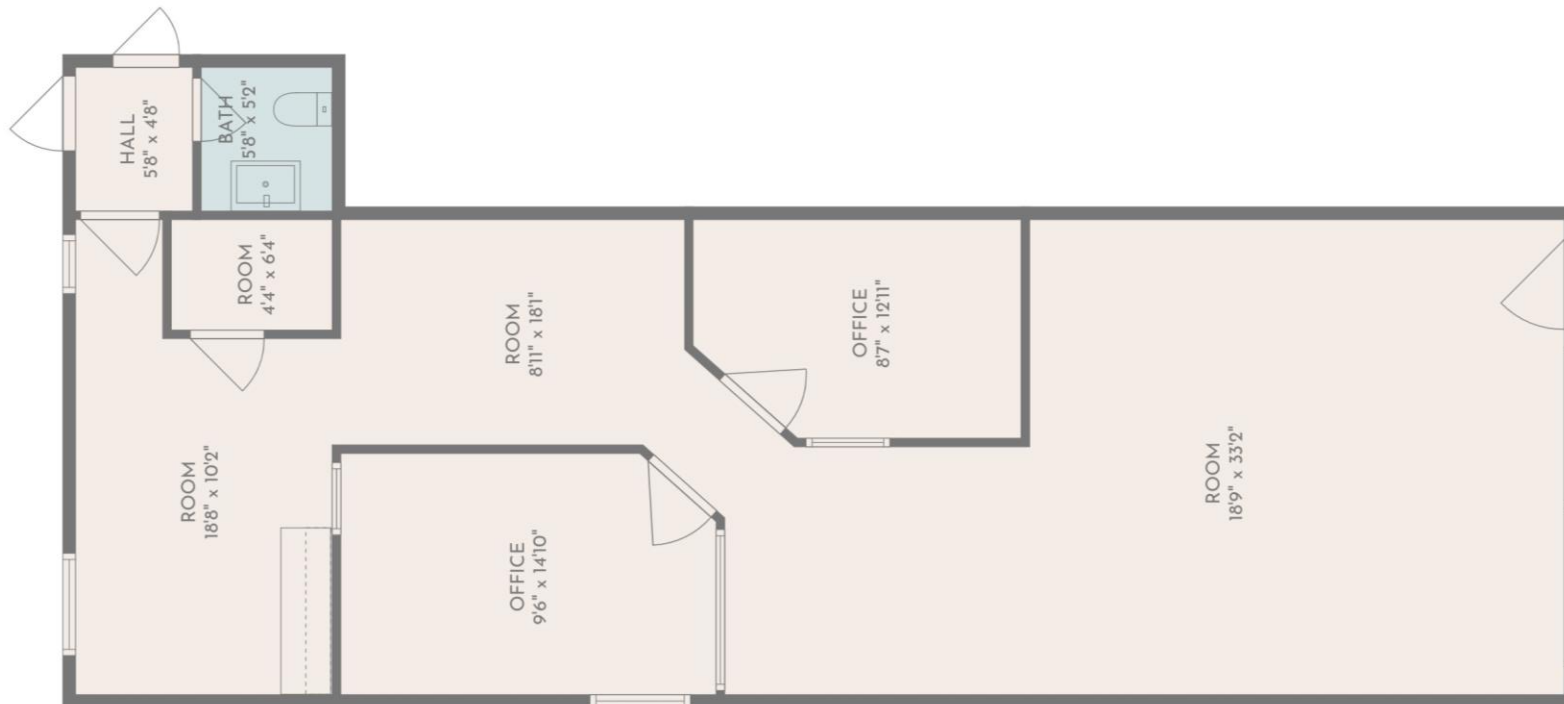
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## FLOOR PLAN



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## INTERIOR PHOTOS



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## AERIAL



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