

2712 E 22ND ST

TUCSON, AZ



For Sale or Lease | Freestanding Restaurant

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Do Not Disturb Tenant



Dave Hammack / dhammack@picor.com / +1 520 546 2712
PICOR.COM

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RETAIL SPACE

2,761 SF (Do Not Disturb Tenant)

SALE PRICE

\$695,000

LEASE RATE

Contact Agent

NNN CHARGES

\$7.50 PSF

ZONING

C-1, City of Tucson

COMMENTS

- Freestanding restaurant with patio
- High Traffic location with 22nd Street Frontage
- Monument Signage
- Traffic counts on 22nd Street 44,120 VPD (2021), Tucson Blvd 7,478 VPD (2021).



NEIGHBORHOOD DEMOGRAPHICS



1 Mile	9,665	\$69,475	5,829	\$100.38 M
3 Miles	100,243	\$53,992	91,894	\$900.11 M
5 Miles	312,018	\$54,225	191,530	\$2.78 B

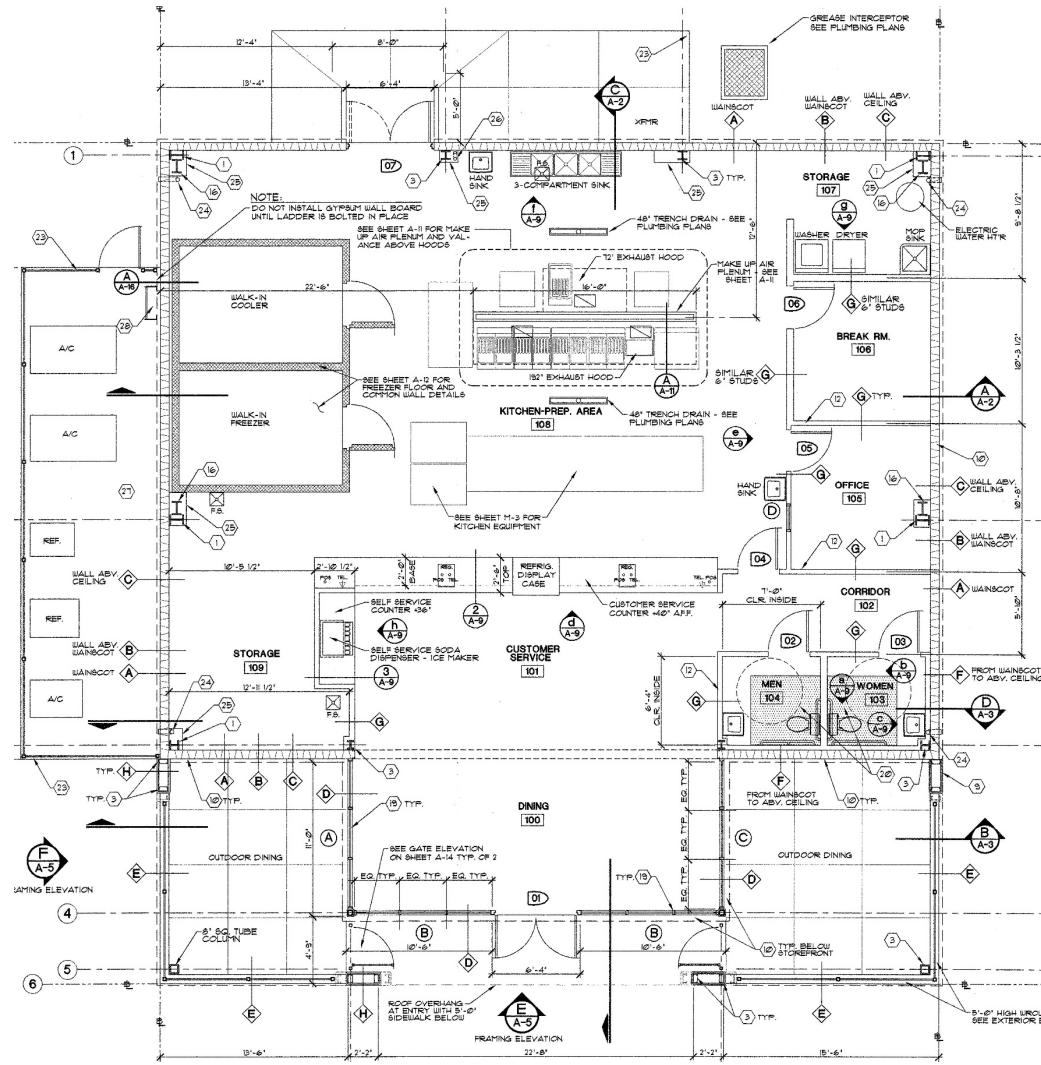
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FLOOR PLAN





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A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client.

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