

1726 E SPEEDWAY BLVD

TUCSON, AZ

For Sale | U of A Retail on Speedway



WE ARE
THE CENTER
OF RETAIL



fresh pasta
gelato

EST.

2008

Your Name Here

Closed Circuit
Television

1726

OPEN

* PLAY RUGBY

Rob Tomlinson / rtomlinson@picor.com / +1 520 546 2757
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TUCSON, AZ

RETAIL SPACE

1,910 SF

SALE PRICE

\$379,000

LOT SIZE

2,912 SF

ZONING

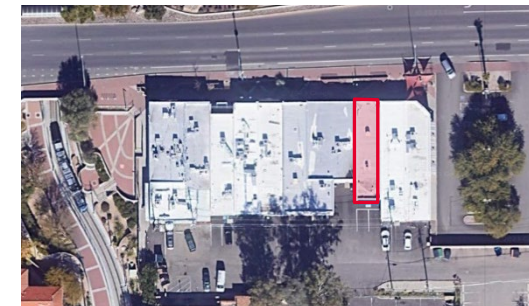
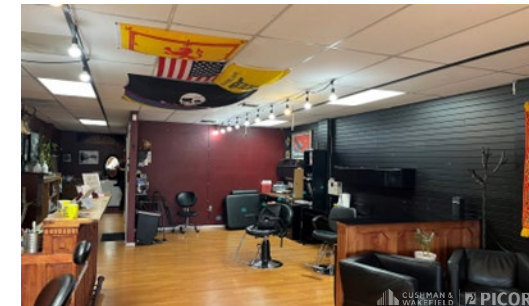
C-1 (City of Tucson)

NEARBY TENANTS

Noodles Fresh Pasta & Gelato, McDonald's, Wells Fargo, Taco Bell, 7-Eleven, Bruegger's Bagels, Chipotle & more.

COMMENTS

- Immediately adjacent to the U of A campus (±38,000 students)
- High traffic counts (46,668 VPD)
- Excellent visibility
- Just a few yards to the urban streetcar line
- 46,668 vehicles per day on Speedway Blvd



NEIGHBORHOOD DEMOGRAPHICS



	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	60,831	\$52,043	50,725	\$166.49 M
3 Miles	141,404	\$52,478	91,847	\$1.35 B
5 Miles	285,916	\$56,449	193,285	\$2.77 B

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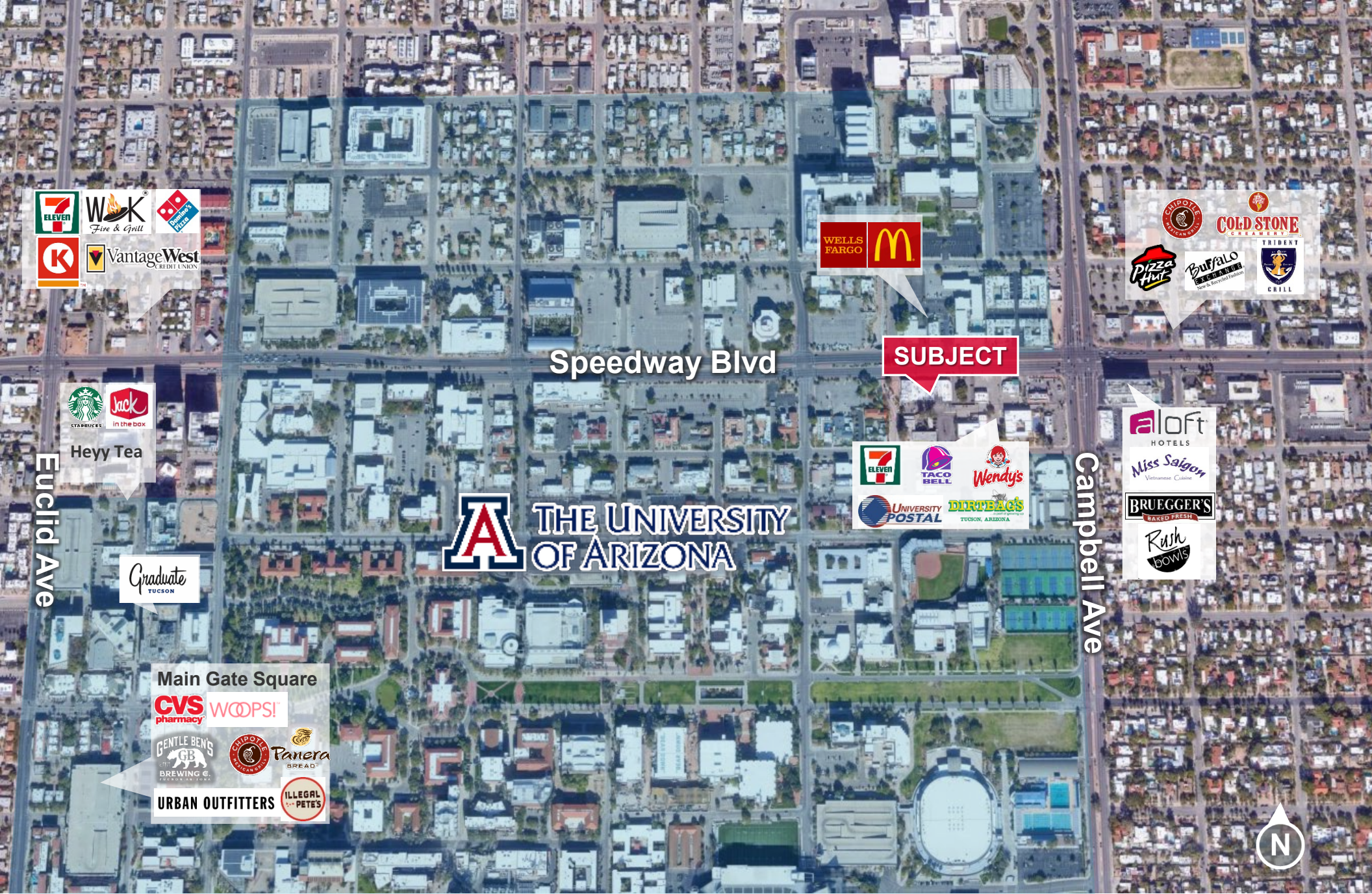
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Oblique Aerial



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