

UNIVERSITY COMMONS

243 E Speedway Blvd., Tucson AZ 85705

For Lease | University Area Retail



WE ARE
THE CENTER
OF RETAIL



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



UNIVERSITY COMMONS

243 E Speedway Blvd., Tucson AZ 85705

RETAIL SPACE

1,800 SF

LEASE RATE

Contact Agent

NNN CHARGES

\$10.85/SF

ZONING

C-2, City of Tucson

NEIGHBORING TENANTS

Eegee's, eHotPot, Arizona Army National Guard, Starbucks, The University of Arizona, & More

COMMENTS

- Fantastic location walking distance to the University of Arizona
- High traffic/visibility location with Speedway Blvd Frontage
- Monument Signage slot available
- Traffic counts on Speedway Blvd 38,794 VPD (2022)



NEIGHBORHOOD DEMOGRAPHICS



1 Mile	21,025	\$47,237	15,998	\$163.51 M
3 Miles	125,310	\$63,578	78,687	\$1.31 B
5 Miles	278,352	\$71,224	147,317	\$3.15 B

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AERIAL



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SITE PLAN



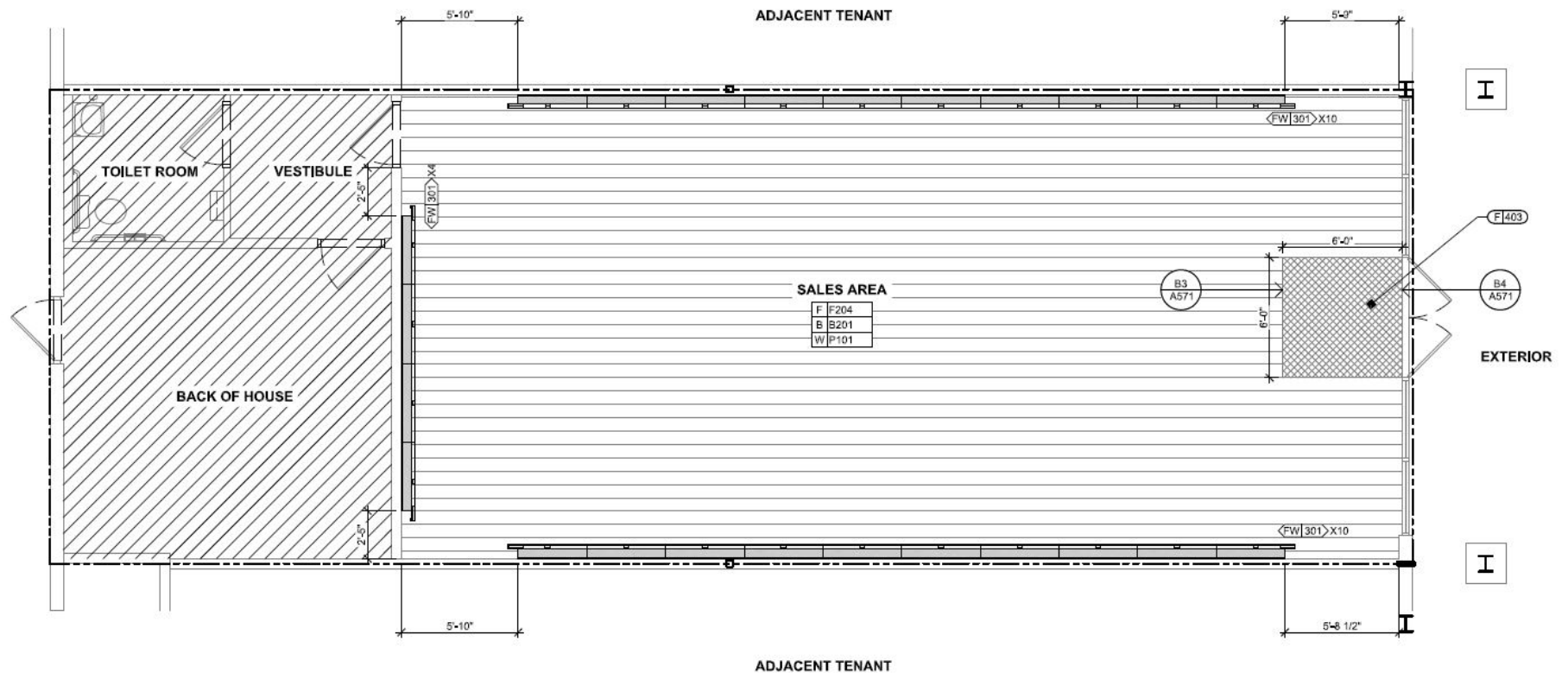
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FLOOR PLAN – 1,800 SF



MARKET AREA

- ① Banner University Medical Center - 487 bed hospital
- ② University of Arizona - 44,223 students enrolled
- Site within boundaries of Safe Ride transit
- ③ Pima Community College
- ④ Downtown Tucson
- ⑤ New high-rise Student Housing Projects [approximately 2,500 beds]



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. 6/28/2023