

CONVENIENCE STORE BUILDING

1204 N Alvernon Way | Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR

FOR SALE



CONVENIENCE STORE BUILDING

1204 N Alvernon Way | Tucson, AZ



PROPERTY DETAILS

Available	2,000 SF
Sale Price	\$499,000
Tax Parcel No.	122-13-060A & 122-13-0610
2023 Property Taxes	\$3,041.29
Year Built	1978
Zoning	C-1 & R-2, City of Tucson

HIGHLIGHTS

- Former convenience store available for sale
- Located near one of Tucson's busiest intersections of Speedway Boulevard and Alvernon Way
- High visibility pole signage

TRAFFIC COUNTS

Speedway Blvd	40,783 VPD (2023)
Alvernon Way	28,387 VPD (2023)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	16,756	\$73,575	7,103
3 Miles	125,309	\$78,701	69,103
5 Miles	272,941	\$81,866	159,654



Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770

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4/25/2024*

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AERIAL



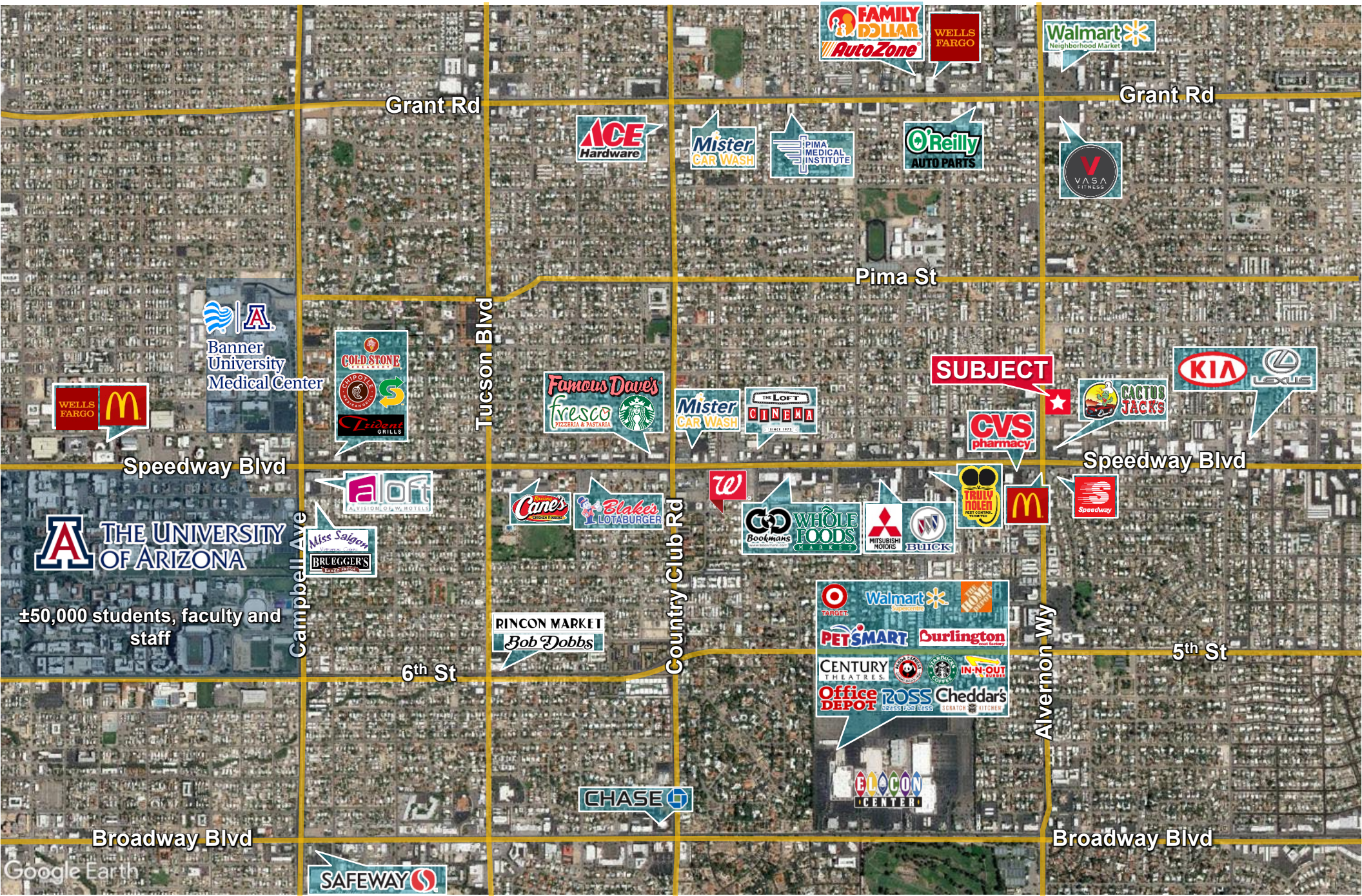
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Banner University Medical Center



SUBJECT



THE UNIVERSITY OF ARIZONA

±50,000 students, faculty and staff

