

# FREESTANDING BUILDING

1208 N Alvernon Way | Tucson, AZ

CUSHMAN &  
WAKEFIELD

PICOR

FOR SALE



# FREESTANDING BUILDING

1208 N Alvernon Way | Tucson, AZ



## PROPERTY DETAILS

Available	2,793 SF
Sale Price	\$355,000
Lot Size	0.14 AC
Tax Parcel No.	122-13-064A
2023 Property Taxes	\$4,073.19
Zoning	C-1, City of Tucson

## HIGHLIGHTS

- New interior renovation (2023)
- Pawn Shop tenant has been at property for 8 years. Currently month to month.
- Located near one of Tucson's busiest intersections of Speedway Boulevard and Alvernon Way
- Retail or office use

## 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](mailto:alaprise@picor.com) / +1 520 546 2770

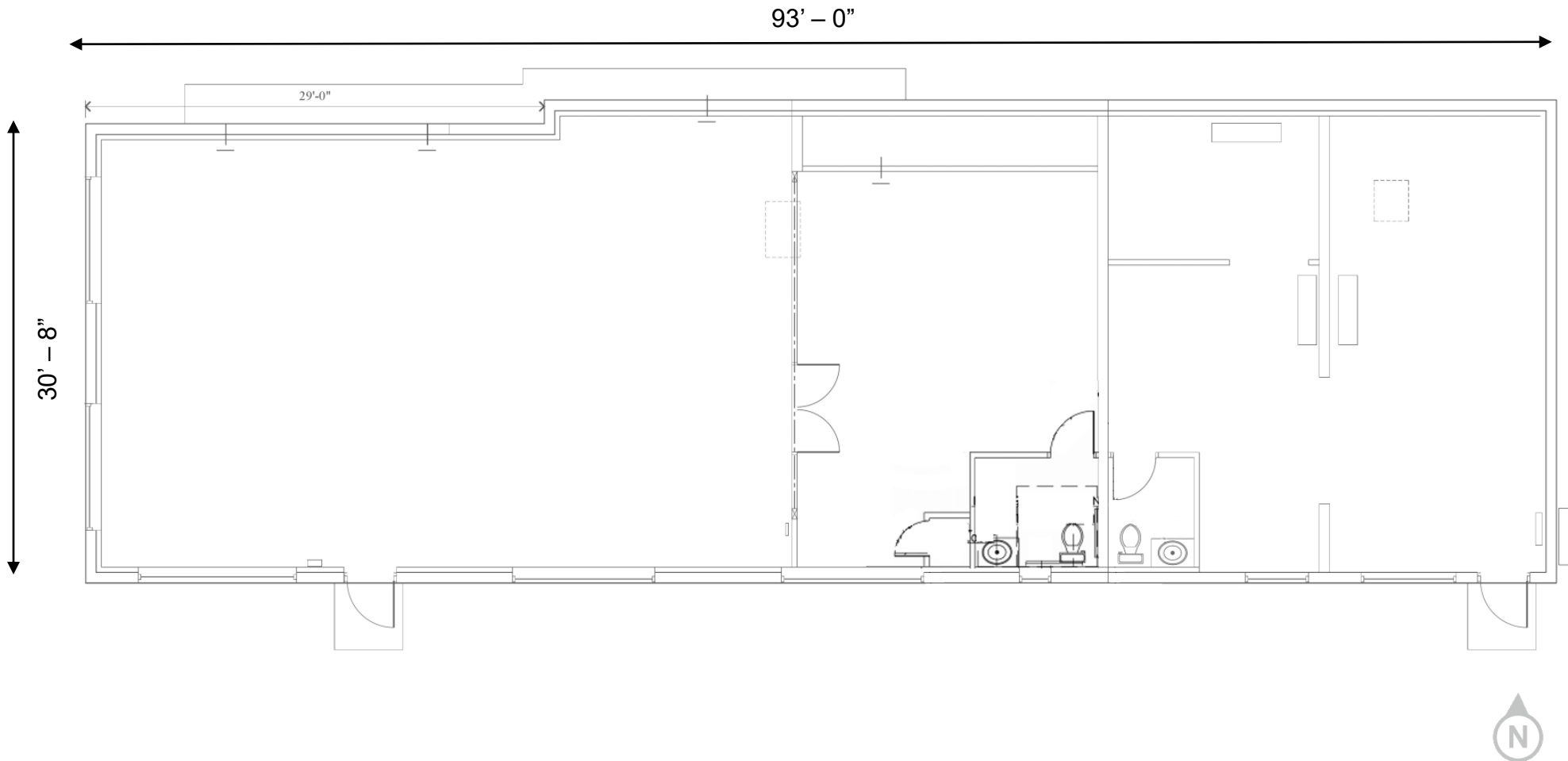
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4/26/2024*

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## FLOOR PLAN



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## AERIAL

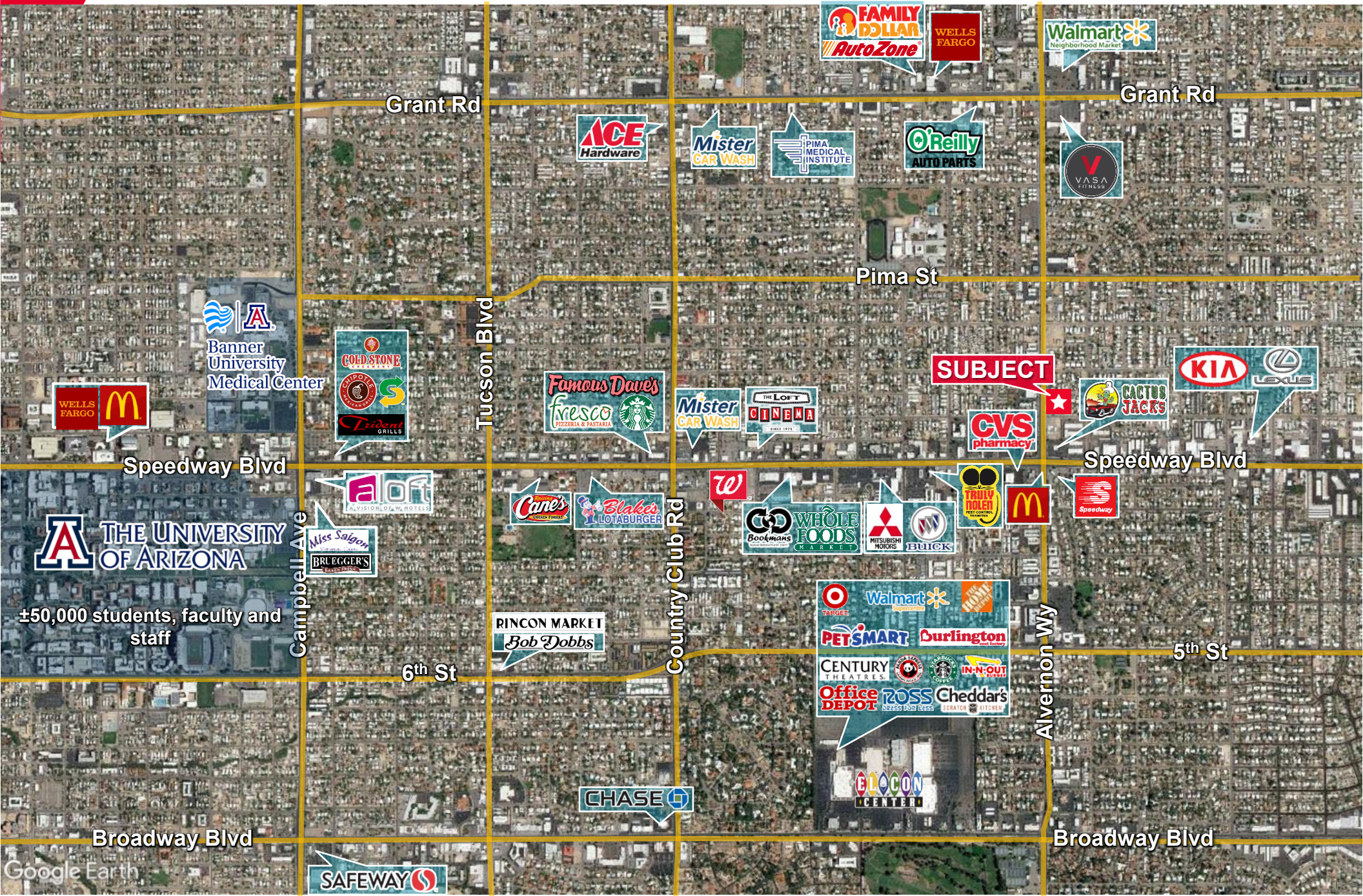


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Banner University Medical Center

THE UNIVERSITY OF ARIZONA

±50,000 students, faculty and staff

SUBJECT

SAFeway

CHASE

RINCON MARKET  
Bob Dobbs

Target  
Walmart  
PETSMART  
Burlington  
CENTURY THEATRES  
Office DEPOT  
ROSS  
Cheddar's

WHOLE FOODS MARKET  
Bookmans  
MITSUBISHI MOTORS  
BUICK

Cane's  
Blake's LOTABURGER

Flot  
Miss Saigon  
BRUEGGERS

COLD STONE  
Tenderloin GRILLS

Famous Dave's  
fresco  
PIZZERIA & PASTARIA  
Starbucks

Mister CAR WASH

THE LOFT CINEMA

O'Reilly AUTO PARTS

PIMA MEDICAL INSTITUTE

Mister CAR WASH

ACE Hardware

FAMILY DOLLAR  
AutoZone

WELLS FARGO

Walmart Neighborhood Market

VASA FITNESS

KIA LEXUS

CACTUS JACKS

CVS pharmacy

McDonald's

Speedway

Grant Rd

Grant Rd

Pima St

Speedway Blvd

Speedway Blvd

Campbell Ave

Country Club Rd

Alvernon Way

6th St

5th St

Broadway Blvd

Broadway Blvd

Google Earth