

SPEEDWAY & SILVERBELL COMMERCIAL LAND

1008-1020 N Silverbell Rd | Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR

FOR SALE

THE UNIVERSITY OF ARIZONA

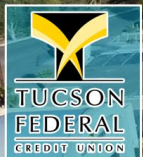
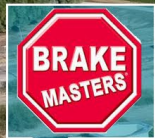


El Rio Golf Course



SUBJECT

PUEBLO DENTAL CENTER



Speedway Blvd 18,032 VPD (2022)

Silverbell Rd 14,859 VPD (2022)



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PROPERTY DETAILS

Land Size	1.43 acres
Sale Price	\$650,000
Tax Parcel No's	116-13-2980 / 116-13-3000
Zoning	C1, City of Tucson
Address	1008-1020 N Silverbell Rd Tucson, AZ 85745

HIGHLIGHTS

- Commercially zoned pad in the heart of the west-side trade area
- Full access from Silverbell Road, the main north/south arterial connecting to the Continental Ranch communities in Marana to the north
- Close proximity to I-10, downtown Tucson, and the University of Arizona
- St Mary's Hospital is ±0.45 miles south with ±2,000 employees
- Pima Community College is ±1.8 mile east with ±17,014 students



TRAFFIC COUNTS

Speedway Blvd	18,032 VPD (2022)
Silverbell Rd	14,859 VPD (2022)

DEMOGRAPHICS

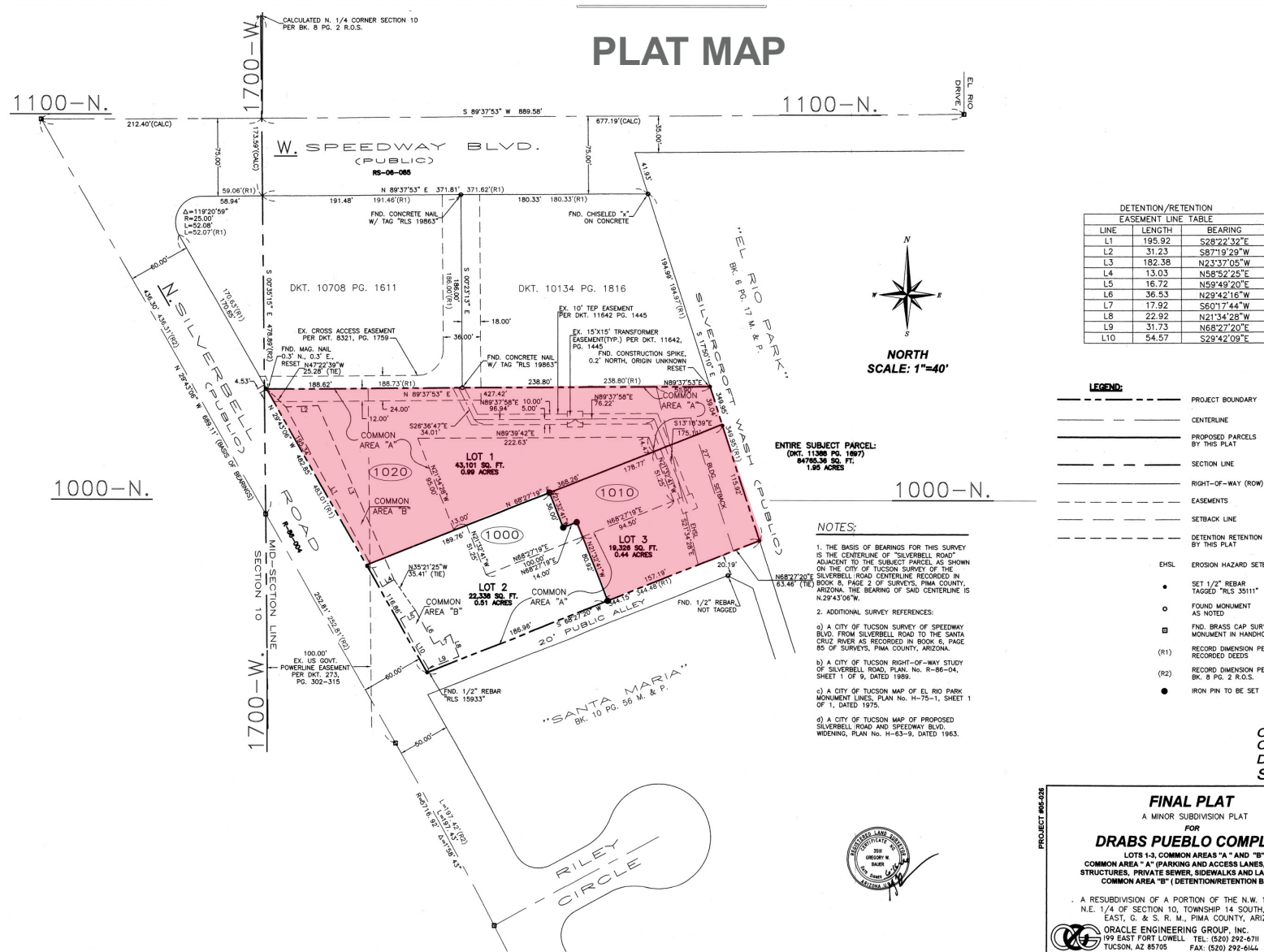
	Population	Average Household Income	Daytime Population
1 Mile	10,773	\$77,030	6,878
3 Miles	89,804	\$68,709	53,548
5 Miles	214,567	\$75,952	112,978

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