

# 2301 E SPEEDWAY BLVD

Speedway Blvd. & Tucson Blvd. | Tucson, AZ

CUSHMAN &  
WAKEFIELD

PICOR

FOR LEASE



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VIRTUAL TOUR](#)



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## PROPERTY DETAILS

Available	1,721 SF
Lease Rate	\$3,000/Mo MG
Availability	Immediate
Year Built	1927
Zoning	O-3, Tucson
Address	2301 E Speedway Blvd. Tucson, AZ 85719

## HIGHLIGHTS

- Located between Campbell Avenue & Tucson Blvd., near the University of Arizona \* Downtown Tucson
- Includes hacienda style courtyard entry
- Private parking lot & driveway
- Freestanding Identity, ideal for retail or office/medical uses

## TRAFFIC COUNTS

Speedway Blvd	42,084 VPD (2023)
Tucson Blvd	12,374 VPD (2023)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	13,423	\$97,093	8,077
3 Miles	135,760	\$72,870	80,824
5 Miles	273,826	\$76,456	169,730

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Greg Furrier / Principal / [gfurrier@picor.com](mailto:gfurrier@picor.com) / +1 520 909 6111

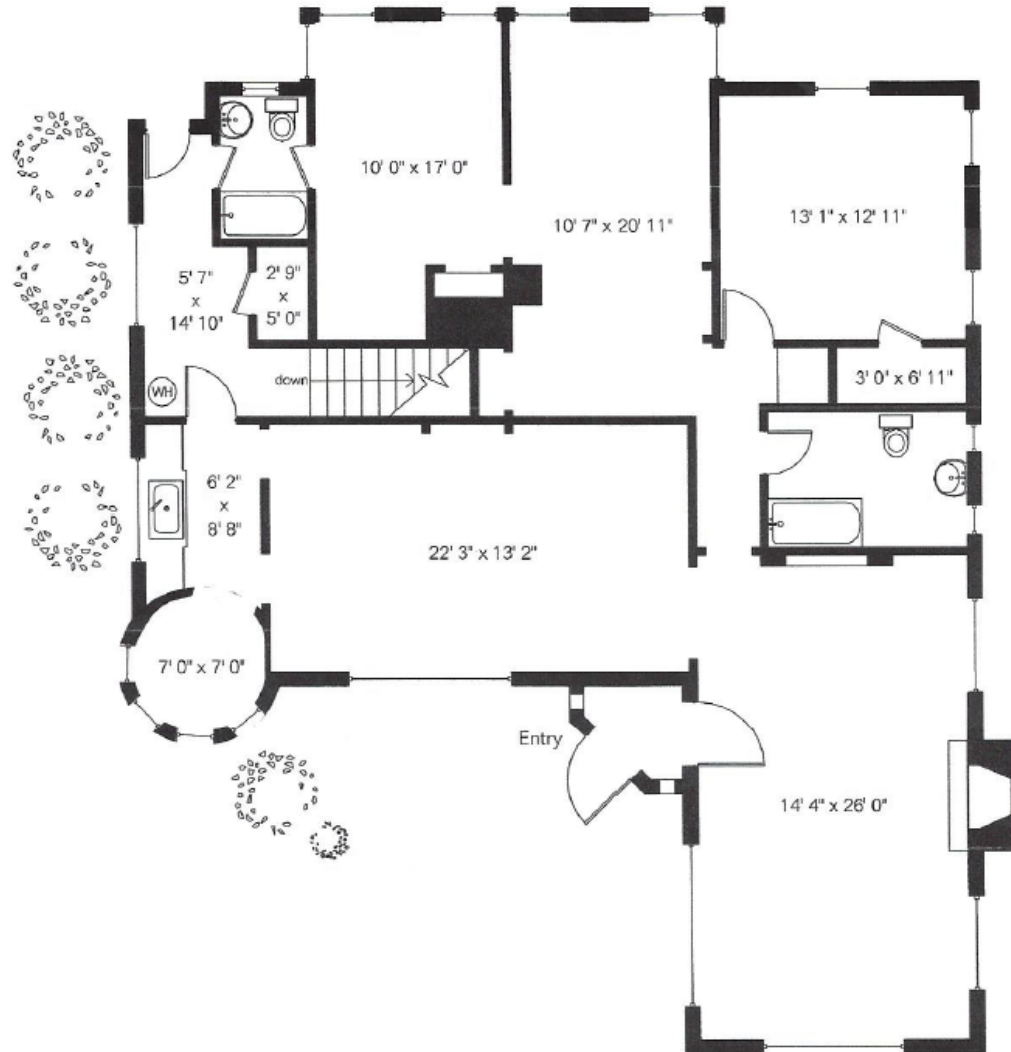
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## Floor Plan



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## AERIAL



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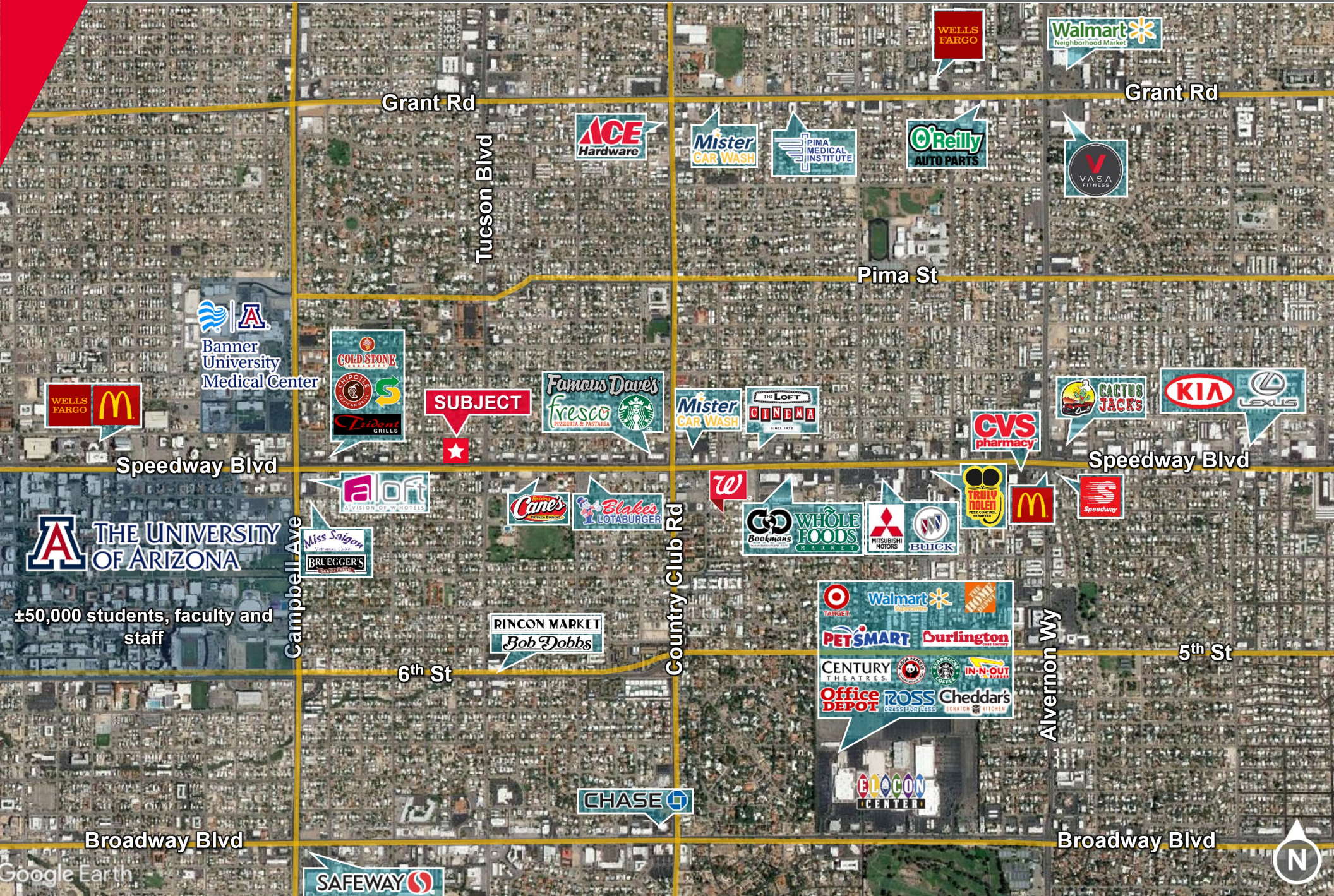
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**SUBJECT**

Banner University Medical Center

THE UNIVERSITY OF ARIZONA

±50,000 students, faculty and staff

Campbell Ave

Country Club Rd

Alvernon Wy

