

# 2315 E SPEEDWAY BLVD

Speedway Blvd. & Tucson Blvd. | Tucson, AZ

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## PROPERTY DETAILS

Availability	2,227 SF
Lease Rate	\$3,000/Mo MG
Availability	Immediate
Year Built	1962
Lot Size	0.19 AC
Zoning	O-3, Tucson
Address	2315 E. Speedway Blvd. Tucson, AZ 85719

## HIGHLIGHTS

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

## 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

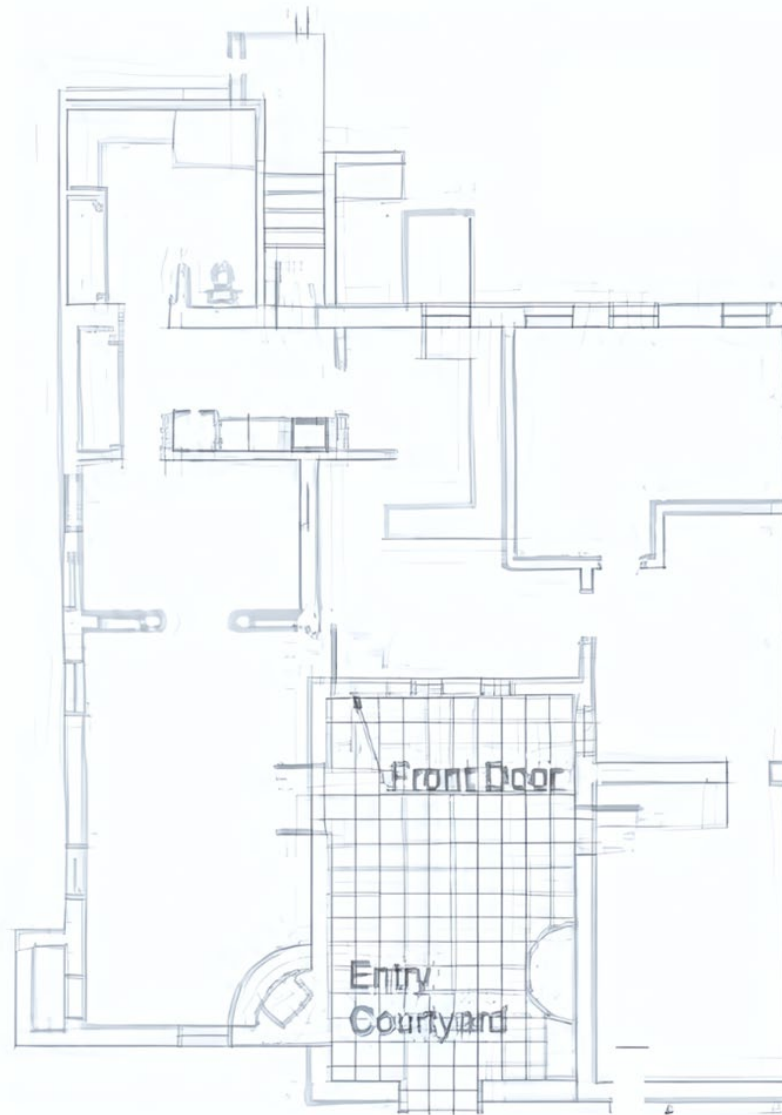
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## SITE PLAN



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## AERIAL



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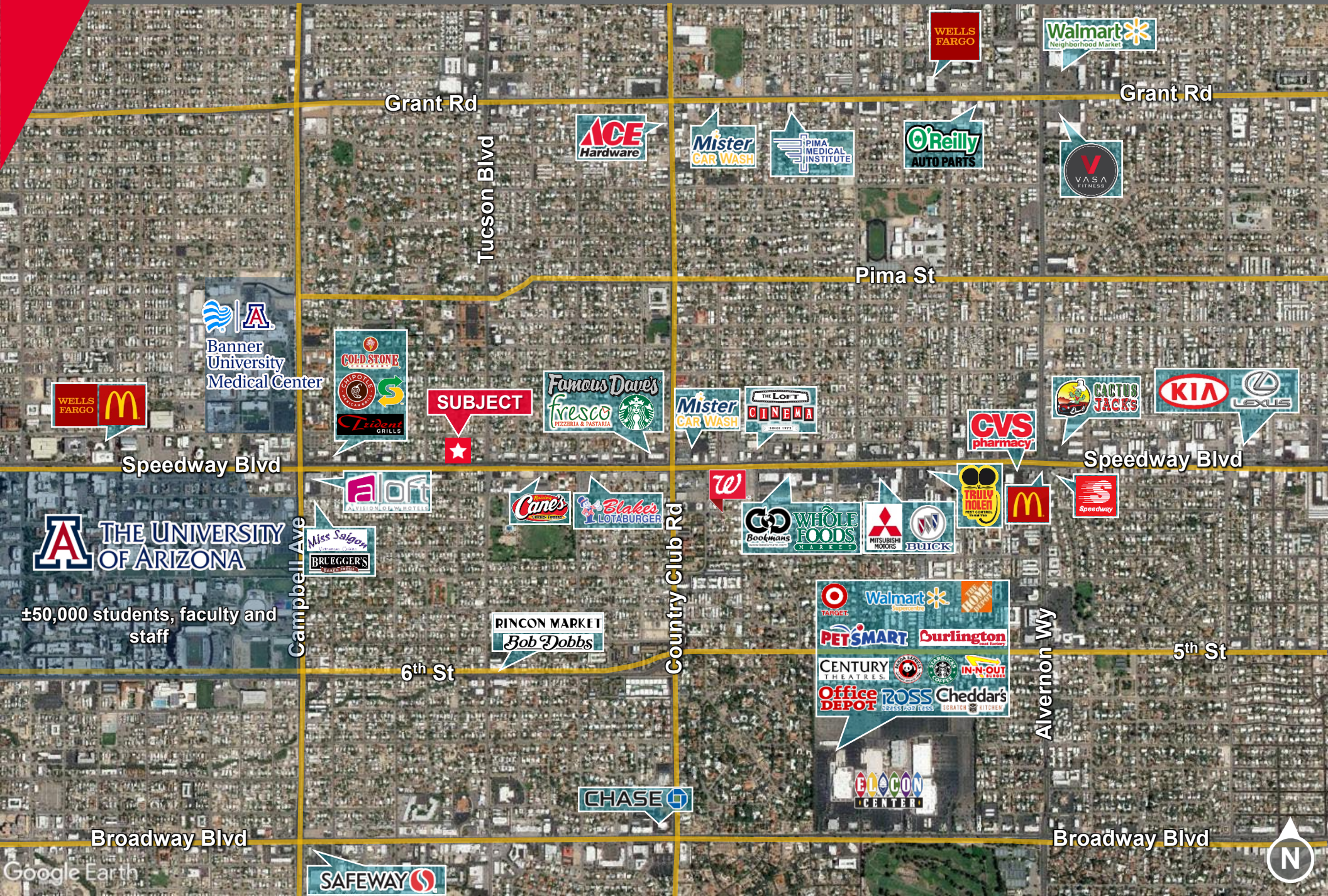
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±50,000 students, faculty and staff

Campbell Ave



Country Club Rd



Alvernon Wy



Google Earth