

TERRITORIAL BAR

3727 S Palo Verde Rd | Tucson, AZ 85713

CUSHMAN & WAKEFIELD

PICOR

FOR SALE



TERRITORIAL BAR

3727 S Palo Verde Rd | Tucson, AZ 85713



PROPERTY DETAILS

Building Size	1,248 SF
Sale Price	\$450,000
Lot Size	11,725 SF
Zoning	CI-2 - General Industrial Zone, City of Tucson
2024 Taxes	\$2,597.65
APN No.	132-04-1700 & 132-04-1690

HIGHLIGHTS

- Current Territorial Bar – Do Not Disturb Tenant
- Palo Verde Rd frontage with approx. 28,000 VPD
- Strategic located on major south-central Tucson corridor
- Quick access to I-10 and Central Tucson
- Close proximity to Kino Sports Complex

TRAFFIC COUNTS

Palo Verde Rd	27,613 VPD (2023)
Ajo Rd	33,292 VPD (2023)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	1,151	\$81,687	10,265
3 Miles	74,995	\$72,726	38,458
5 Miles	254,521	\$76,718	130,362

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12/4/2024

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AERIAL



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