



CUSHMAN & WAKEFIELD | PICOR

OFFERING MEMORANDUM

Single Tenant Net Leased Investment

Total Off Road & More

4001 E. Speedway Blvd. Tucson, AZ 85712



CUSHMAN &
WAKEFIELD



PICOR

CONTACT

ROB TOMLINSON

Retail Properties

+1 520 240 4299

rtomlinson@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 151
Tucson, Arizona 85711 | USA
Main +1 520 748 7100
picor.com

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PROPERTY INFORMATION

4001 E Speedway Blvd
Tucson, AZ 85712



PRICE
\$1,800,000



PRICE PER SF
\$161.17



YEAR 1 NOI
\$135,115.38



CAP RATE
7.5%



LOCATION

4001 E Speedway Blvd
Tucson, AZ 85712



PROPERTY TYPE

Retail



TOTAL GLA

11,168 SF



SITE AREA SIZE

32,268 + additional parking



ACCESSOR PARCEL NO.

122-13-034A



ZONING

Rare C3 (Heavy Commercial),
City of Tucson



PARKING

28 deeded spaces + additional 25
spaces by easement



ACCESS

Left In / left out off of
Speedway/Sycamore intersection



YEAR BUILT

1982



CONSTRUCTION

Masonry



ROOF

Built-up/tile



OCCUPANCY

100% (Continuously occupied since
May 2007)



UTILITIES

Electricity: TEP
Water/Sewer: Tucson Water Dept.
Natural Gas: SWG
Telephone: COX Cable



HEATING/COOLING

Showroom: AC
Service Area: EVAP



LEASE

NNN thru 2/28/2027 with option to
renew 2/29/2032, 3% annual
increases throughout

INVESTMENT ASSUMPTION

4001 E Speedway Blvd
Tucson, AZ 85712

GROSS SCHEDULED INCOME (2025): \$157,859

EXPENSES

LICENSES & PERMITS \$70.00

TOTAL TPT \$4,735.68

PROPERTY TAXES \$17,937.94

TOTAL EXPENSES \$22,743.62

NET OPERATING INCOME \$135,115.38



WEST AERIAL VIEW

4001 E Speedway Blvd
Tucson, AZ 85712



EAST AERIAL VIEW

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TRADE MAP

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2024 DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES
POPULATION	16,802	129,378	282,338
HOUSEHOLDS	8,335	59,217	128,847
AVG HOUSEHOLD INCOME	\$71,046	\$73,565	\$75,432
DAYTIME POPULATION	6,735	71,483	158,943
RETAIL EXPENDITURE	\$326.56 M	\$2.37 B	\$5.19 B

2029 DEMOGRAPHIC PROJECTIONS

	1 MILE	3 MILES	5 MILES
POPULATION	16,642	128,825	283,791
HOUSEHOLDS	8,402	59,929	131,904
AVG HOUSEHOLD INCOME	\$73,114	\$75,472	\$77,070

TRAFFIC COUNTS VEHICLES PER DAY (VPD)

Speedway Blvd	40,222 VPD	(2024)
Alvernon Way	28,642 VPD	(2024)

TUCSON MARKET OVERVIEW



1.08M
TUCSON MSA
POPULATION



484,397
TOTAL
HOUSEHOLDS



35%
COLLEGE
EDUCATION



0.6%
POPULATION
GROWTH RATE



\$67,929
MEDIAN HOUSEHOLD
INCOME



4.7%
UNEMPLOYMENT
RATE



THE UNIVERSITY
OF ARIZONA

±56,544

UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2025

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,076
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,000
4. STATE OF ARIZONA - 8,580

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BEST COLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY



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