

5839 E SPEEDWAY BLVD

Tucson, AZ 85712

CUSHMAN &
WAKEFIELD

PICOR

100% LEASED



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PROPERTY DETAILS

Available	100% Leased
Lease Rate	Contact Agent
NNN Rate	Contact Agent
Zoning	C-2, City of Tucson

NEIGHBORING TENANTS

Showtime Cards & Comics, Jack Furrier Tire & Auto Care, Break Masters, U-Haul, and The Frozen Cactus Ice Bar & Fire Grill

HIGHLIGHTS

- On the “Going Home” side of Speedway
- Excellent visibility and access
- Monument signage
- Two (2) grade level loading doors
- Excess parking

TRAFFIC COUNTS

Speedway Blvd	37,302 (2023)
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DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	15,651	\$71,756	12,032
3 Miles	117,145	\$84,059	59,065
5 Miles	260,881	\$93,447	107,309

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Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
7/5/2024

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This aerial map of a commercial district in San Jose, CA, features a grid of streets including Speedway Blvd, Broadway Blvd, Alvernon Way, Swan Rd, Craycroft Rd, Wilmot Rd, and 22nd St. The map is densely populated with business logos and names, such as Speedway Blvd, Broadway Blvd, Alvernon Way, Swan Rd, Craycroft Rd, Wilmot Rd, and 22nd St. A red star labeled 'SUBJECT' is positioned near the intersection of Speedway Blvd and Broadway Blvd. Other prominent businesses include Walmart, Target, Office Depot, Ross, Cheddar's, OfficeMax, and many others. A north arrow is located in the bottom right corner.