



**FOR LEASE
RETAIL SPACE**

Speedway & Pantano Square

7910-7980 E Speedway Blvd.

**SWC of Speedway Blvd. & Pantano Rd.
Tucson, Arizona**

FEATURES:

- ✓ Great Visibility
- ✓ Located Near A Rapidly Expanding Residential area
- ✓ High Traffic Volume Intersection
- ✓ Tenants Include: Southwest Motor Vehicle, Jack-In-The-Box, Arby's, Foot Massage, Bridgestone, and others.
- ✓ Zoned C-1



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**Available
Properties:**

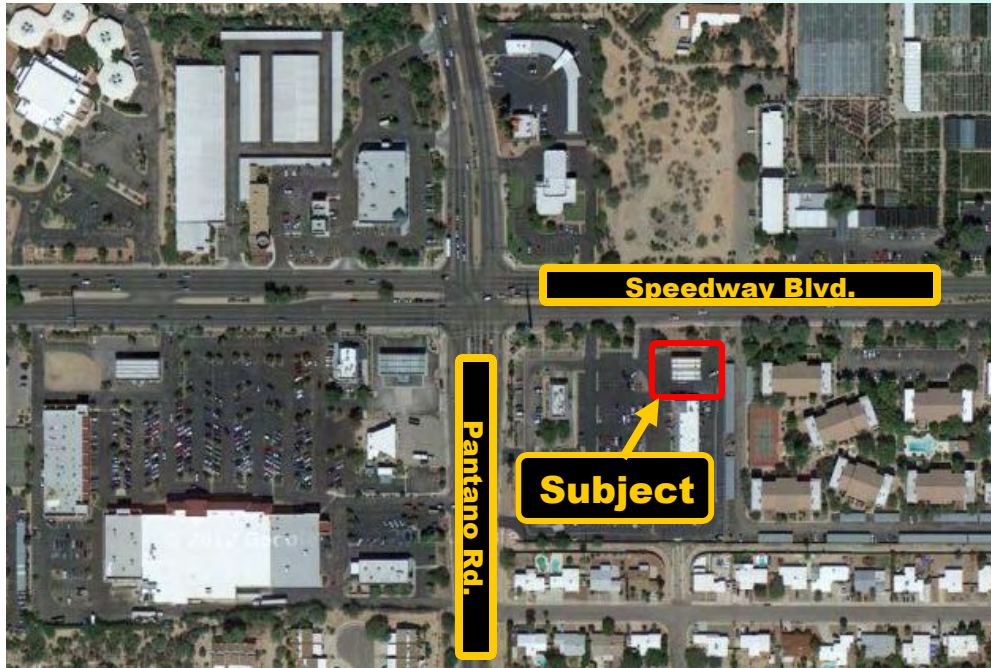


FUTURE PHASE:

**± 2,300 SF PAD Divisible
from \$30.00 PSF + NNN***

*NNN estimated at \$7.00 for Pad Space

Aerial Map

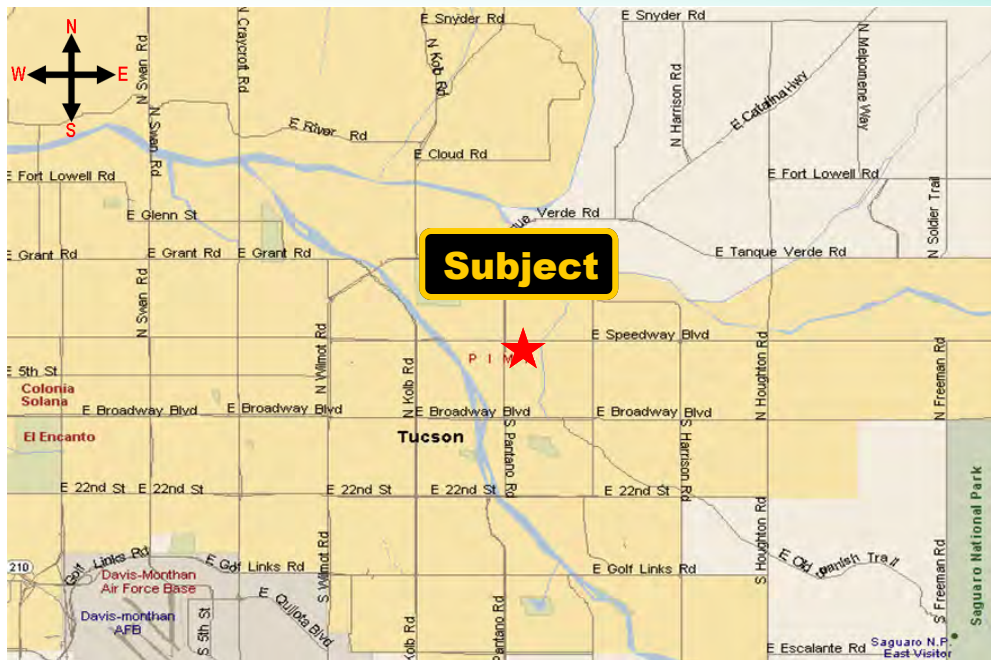


Demographics 2020

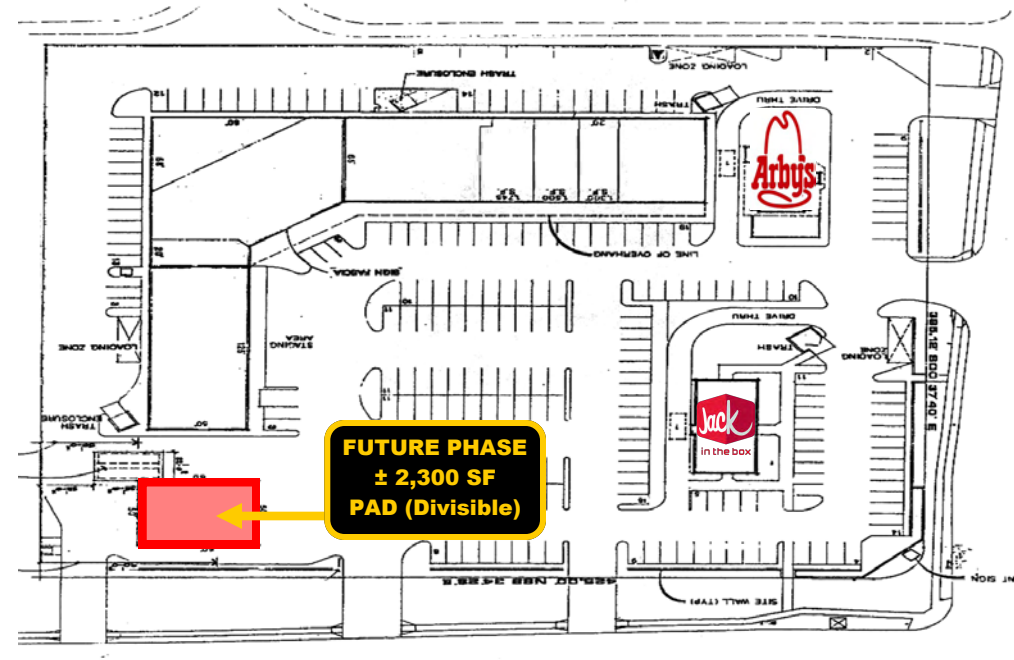
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	16,184	100,002	231,825
Average Household Income	\$53,895	\$71,016	\$53,176
Number of Employees	3,960	42,014	79,424
Retail	\$197 Million	\$2.1 Billion	\$3.6 Billion

TRAFFIC COUNTS: 75,800 Vehicles Per Day
 Speedway: 44,400 (2013) Pantano: 31,400 (2013)

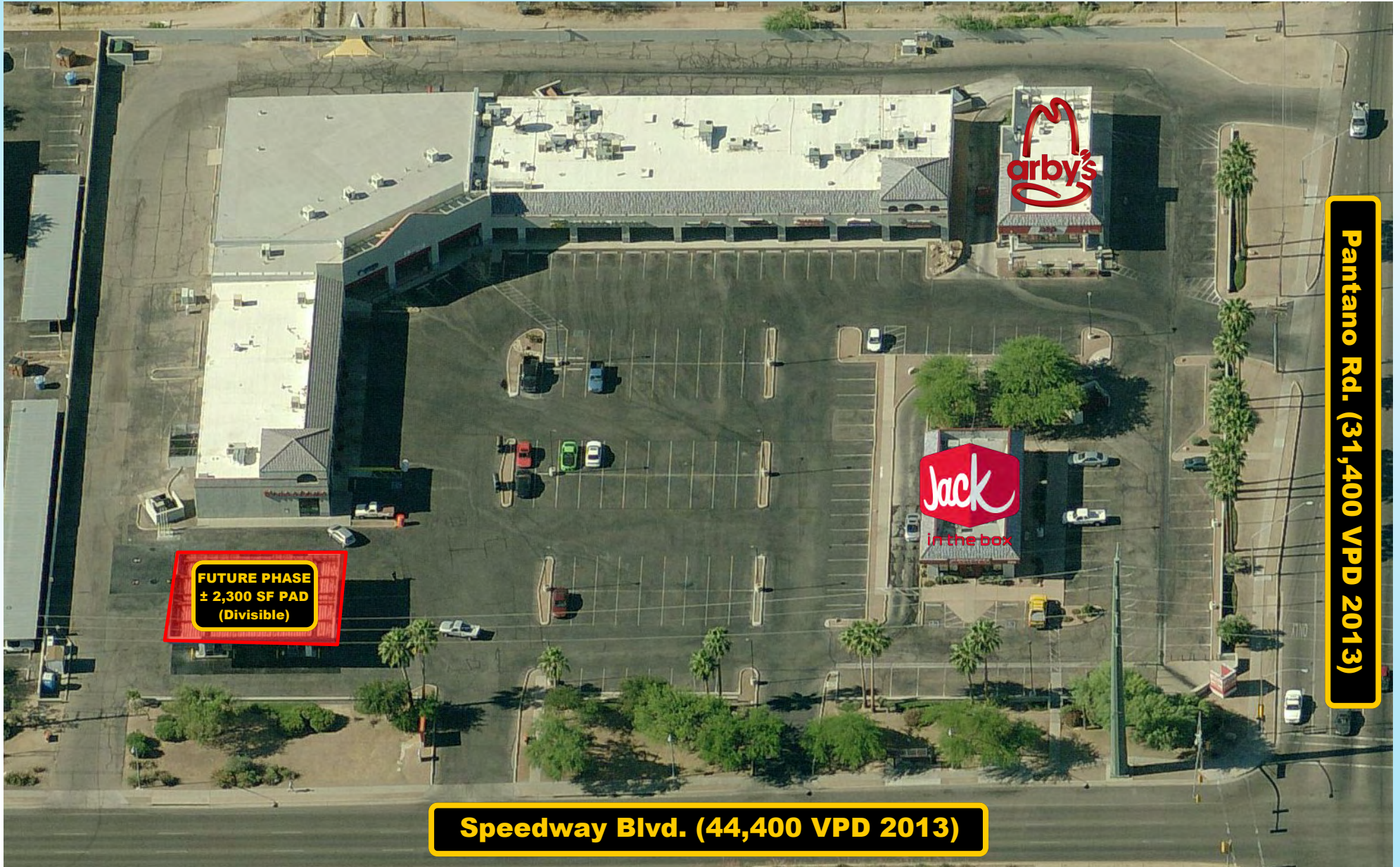
Location Map



Site Plan



Speedway Pantano Square
SEC Speedway Blvd. & Pantano Rd
Tucson, Arizona
Aerial



NOT TO SCALE
SUBJECT TO CHANGE

Speedway Pantano Square

SEC Speedway Blvd. & Pantano Rd
Tucson, Arizona
FUTURE PHASE ARCHITECTURAL RENDERING



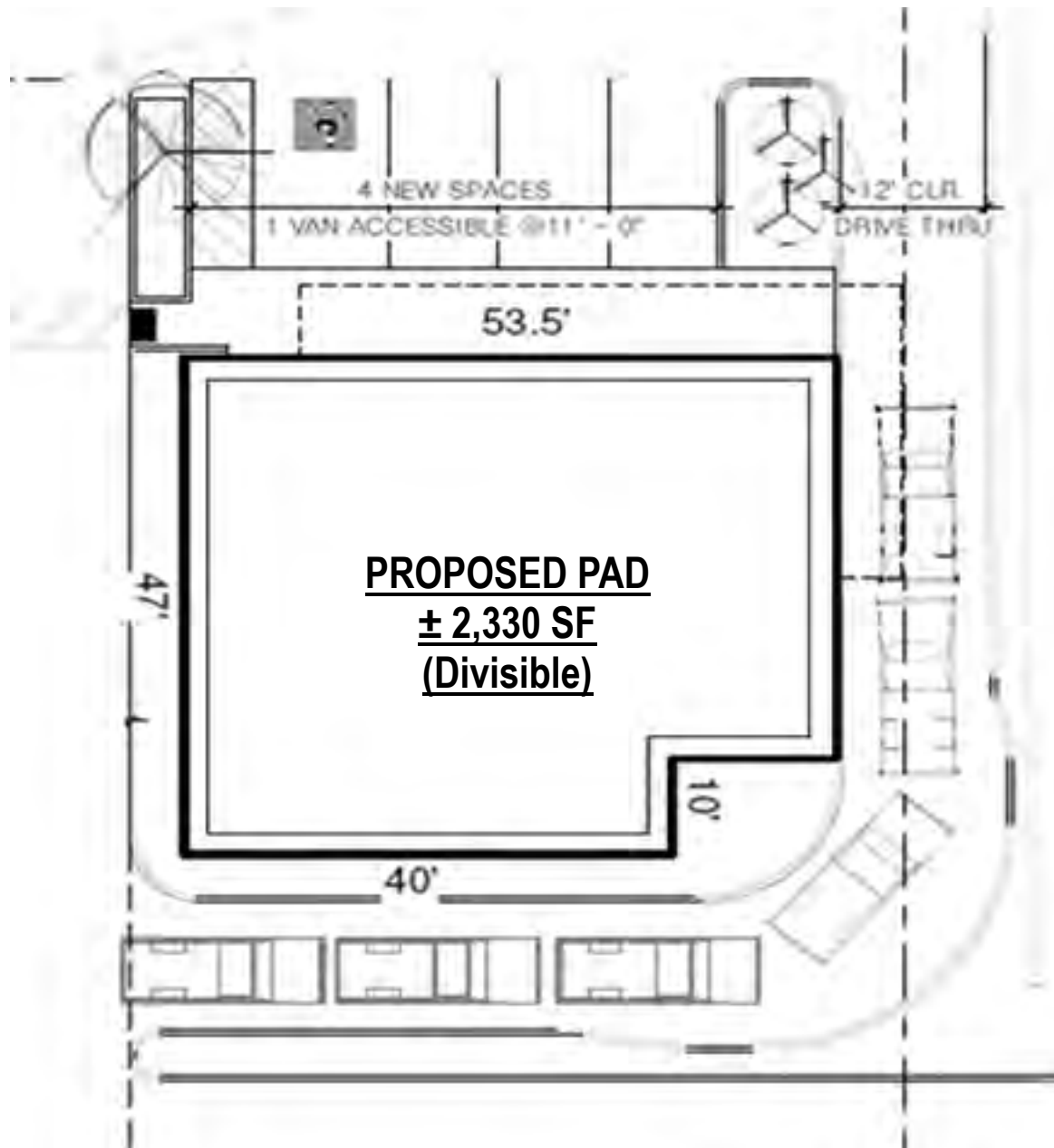
NOT TO SCALE
SUBJECT TO CHANGE

Speedway Pantano Square

SEC Speedway Blvd. & Pantano Rd

Tucson, Arizona

PAD SPACE ARCHITECTURAL RENDERING



NOT TO SCALE
SUBJECT TO CHANGE

SPEEDWAY & PANTANO SQUARE

CURRENT TENANT LIST

TENANT	ADDRESS	SQ.FT.
Jack In-The-Box	7910 E. Speedway Blvd.	2,356
Arby's	7920 E. Speedway Blvd.	2,500
Southwest Motor Vehicle Center	7930 E. Speedway Blvd., #100/110/120	2,860
Foot Massage	7930 E. Speedway Blvd., #130	1,500
Morado Canyon Realty	7930 E. Speedway Blvd., #140	1,745
Frank's Sports Bar & Grill	7930 E. Speedway Blvd., #170	4,555
Evolve Physical Therapy	7940 E. Speedway Blvd., #100 & 130	9,761
Bridgestone/Firestone	7950 E. Speedway Blvd.	6,250
FUTURE PHASE	7980 E. Speedway Blvd.	2,300 Divisible

EMPLOYMENT



65%

White Collar



15%

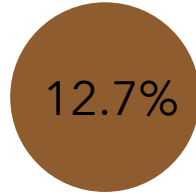
Blue Collar



20%

Services

Speedway & Pantano
7910 E Speedway Blvd, Tucson,
Arizona, 85710
Ring of 1 mile



12.7%

Unemployment
Rate

BUSINESS



348

Total Businesses



3,960

Total Employees

KEY FACTS

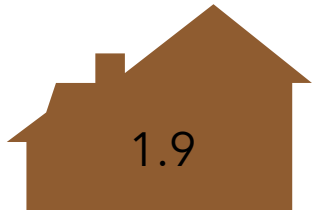
16,184

Population



44.2

Median Age



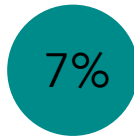
1.9

Average
Household
Size

\$40,908

Median
Household
Income

EDUCATION



7%

No High School
Diploma



26%

High School
Graduate



36%

Some College



31%

Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



4,223

2018 Millennial Population
(Born 1981 to 1998) (Esri)



2,610

2018 Generation X
Population (Born 1965 to
1980) (Esri)



3,769

2018 Baby Boomer
Population (Born 1946 to
1964) (Esri)

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EMPLOYMENT



White Collar

69%



Blue Collar

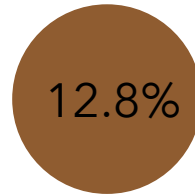
13%



Services

18%

Speedway & Pantano
7910 E Speedway Blvd, Tucson,
Arizona, 85710
Ring of 3 miles



12.8%
Unemployment
Rate

BUSINESS



3,629

Total Businesses



42,014

Total Employees

KEY FACTS

100,002

Population



44.6
Median Age



2.1

Average
Household
Size

\$51,842

Median
Household
Income

EDUCATION



6%
No High School
Diploma



21%
High School
Graduate



37%
Some College



36%
Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



23,841

2018 Millennial Population
(Born 1981 to 1998) (Esri)



17,764

2018 Generation X
Population (Born 1965 to
1980) (Esri)



24,999

2018 Baby Boomer
Population (Born 1946 to
1964) (Esri)

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EMPLOYMENT



White Collar

69%



Blue Collar

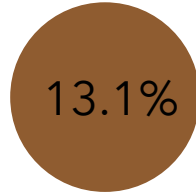
14%



Services

17%

Speedway & Pantano
7910 E Speedway Blvd, Tucson,
Arizona, 85710
Ring of 5 miles



13.1%
Unemployment
Rate

BUSINESS



7,296

Total Businesses



79,424

Total Employees

KEY FACTS

231,825

Population



42.9
Median Age



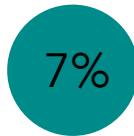
2.2

Average
Household
Size

\$53,176

Median
Household
Income

EDUCATION



7%
No High School
Diploma



21%
High School
Graduate



37%
Some College



35%
Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



54,905

2018 Millennial Population
(Born 1981 to 1998) (Esri)



42,423

2018 Generation X
Population (Born 1965 to
1980) (Esri)



57,373

2018 Baby Boomer
Population (Born 1946 to
1964) (Esri)

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