RETAIL AVAILABLE FOR LEASE

1927 E Speedway Blvd
Tucson, Arizona

RETAIL

PROPERTY DETAILS

SPECIFICS

Lease Rate	$35/SF/YR, NNN
Sizes	±2,000 SF
NNN'S	$7.75/SF/YR

COMMENTS

This opportunity is located at one of the highest trafficked intersections in Tucson with combined counts of well over 100,000 cars per day. In addition, this property is located next to the University of Arizona with its student population of over 40,000 plus employees and teachers. This is an excellent opportunity for a retailer to locate in Tucson's central core at a prominent location with excellent visibility and access.

HIGHLIGHTS

+ Prominent Speedway location
+ Excellent visibility and access
+ Close to the University of Arizona with over 40,000 students
+ High traffic counts of over 100K cars per day

CBRE

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2020 Demographics

	1 Mile	3 Miles	5 Miles
Est. Population	18,072	145,129	294,694
Avg. HH Income	$70,703	$52,771	$55,815
Households	6,228	62,866	124,239
Median Age	23.60	31.60	33.80

Source: Esri, 2020

Traffic Counts (Vehicles Per Day)

Speedway Boulevard	41,551
Campbell Avenue	42,518

Source: ADOT, 2017, 2018 counts

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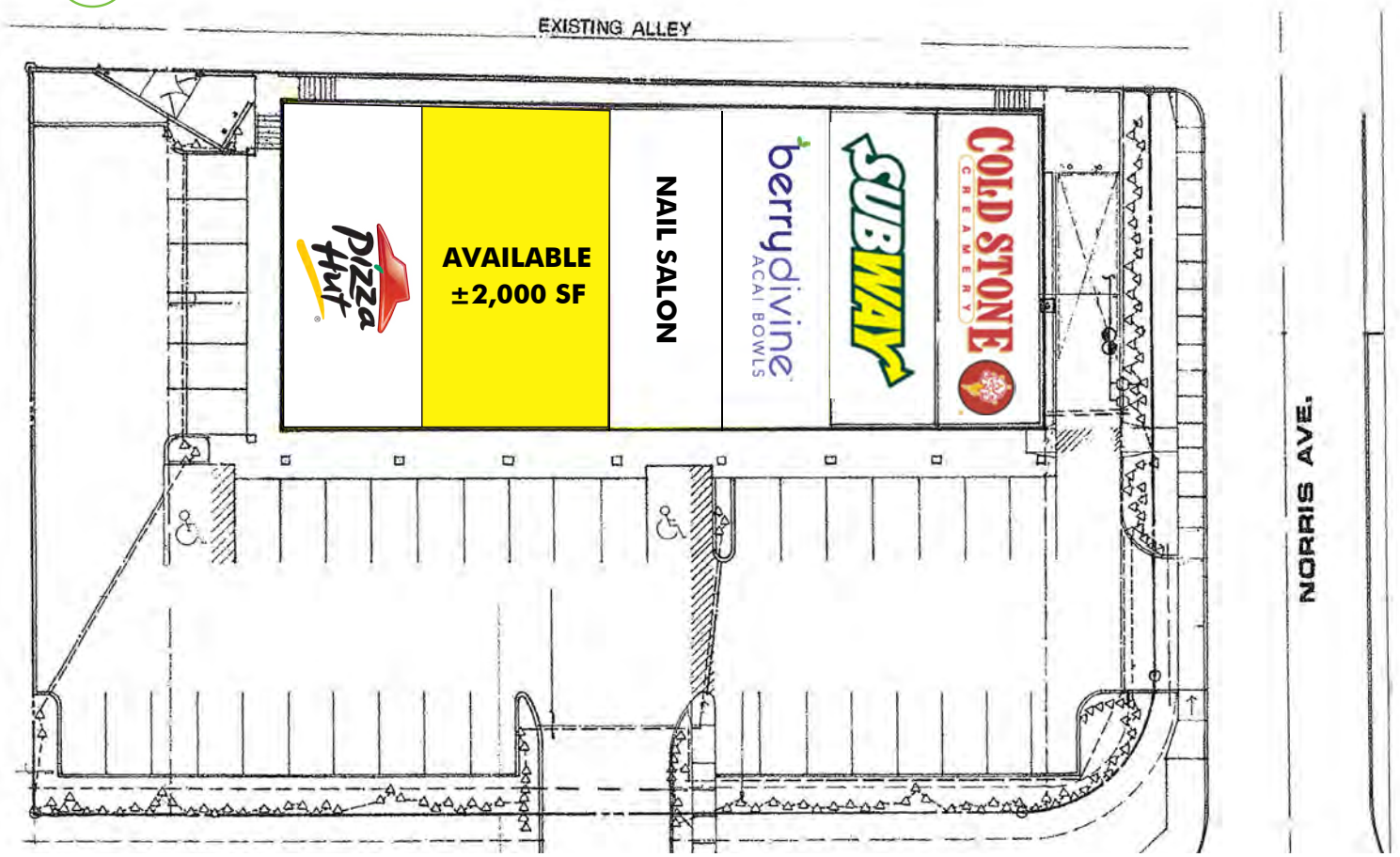
SITE PLAN



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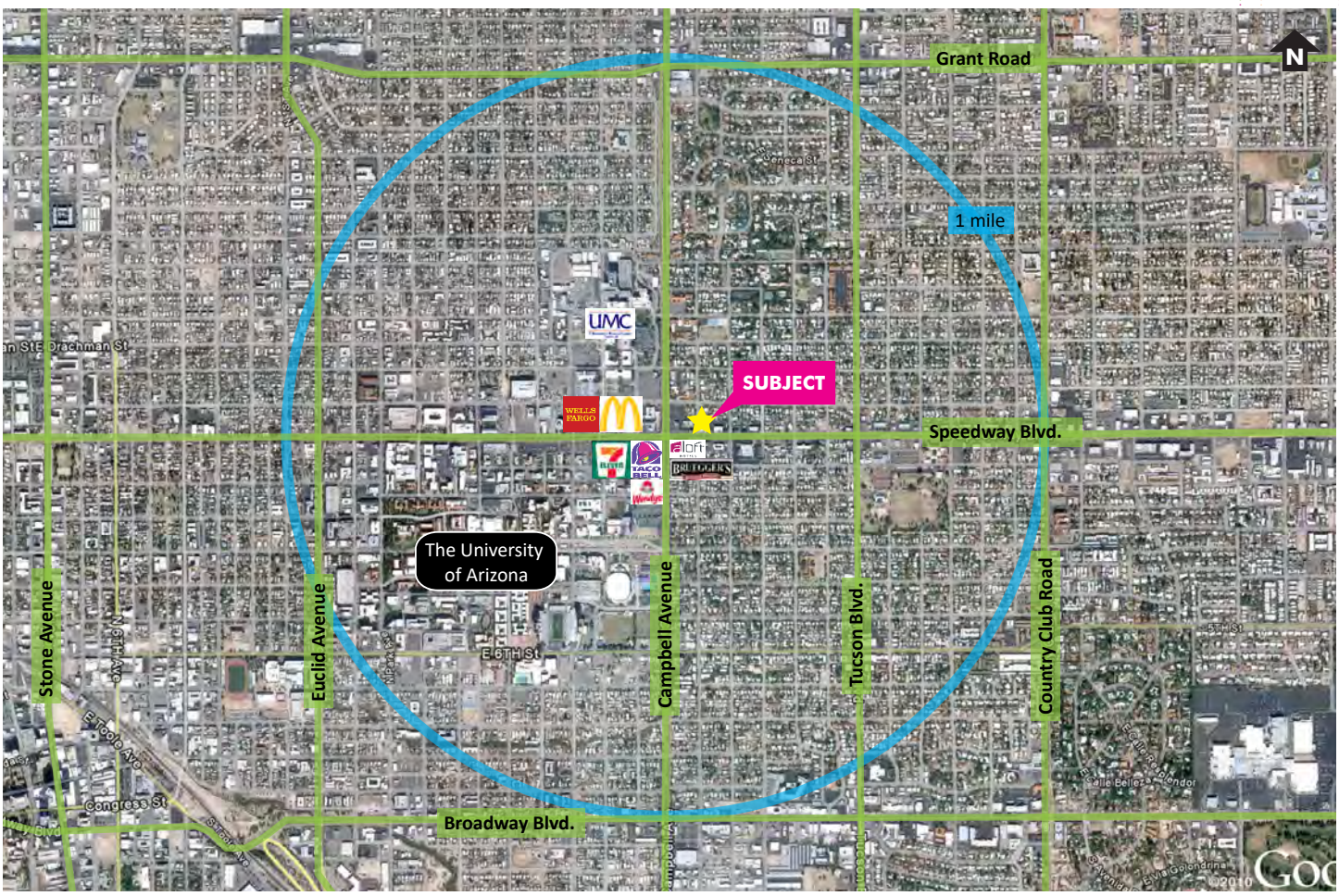

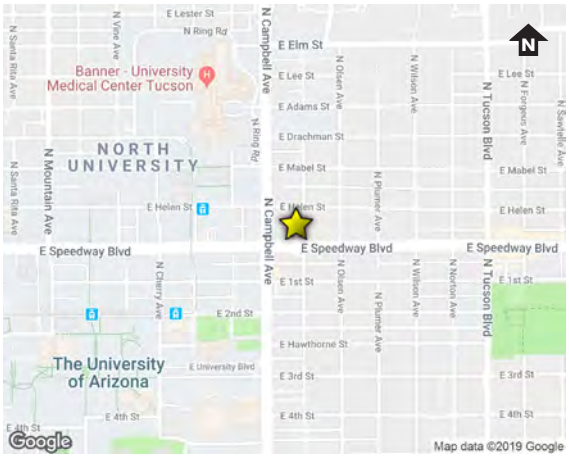

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