

# $\mathbb{B} \mid \mathbb{O} \in \mathbb{K} \mid 29$

2902-2952 EAST SPEEDWAY BOULEVARD | TUCSON, AZ

## SUMMARY

Block 29 is a rare retail opportunity on the going-home side of Speedway at Country Club near The University of Arizona and affluent central neighborhoods. With the ability to renovate building to match rendering. This prime location is ideal for:





SIT-DOWN/QUICK-SERVICE RESTAURANT W

FAST FOOD WITH DRIVE-THRU

HIGH PROFILE J RETAIL / FINANCIAL

17

MEDICAL RETAII

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## DEMOGRAPHICS

<image>



POPULATION 1 MILE 15,400 3 MILES 140,788 5 MILES 283,534



DAYTIME EMPLOYEES 1 MILE 12,045 3 MILES 134,518 5 MILES 241,107



AVG. HH INCOME 1 MILE \$63,320 3 MILES \$47,769 5 MILES \$49,872

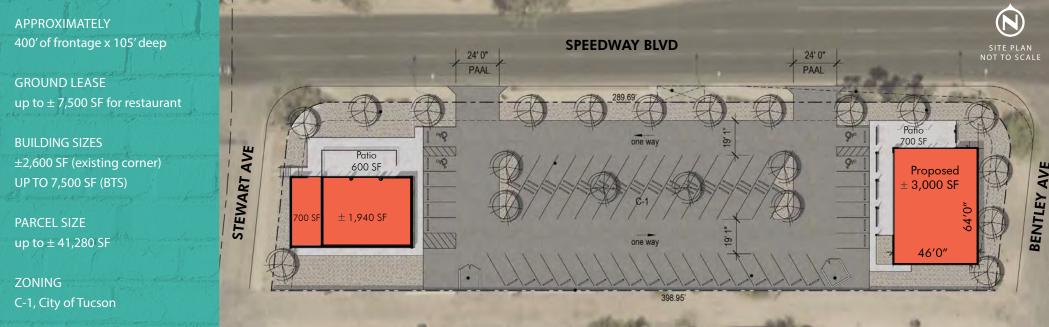


SOURCE: ESRI, 2017 ESTIMATES

#### **PROPERTY HIGLIGHTS**

- High exposure for restaurant/retail uses
- Drive-thru capability!
- Going-home side of Speedway
- University of Arizona Campus ±0.9 miles to site
- Banner Health-University Medical Center ±1.2 miles to site
- Speedway Blvd is the only central east-west corridor unaffected by road reconstruction;
  Grant Rd & Broadway Blvd under construction until 2026 and 2020 respectively
- Speedway retail 100% occupied west of Country Club, no vacancies
- Multiple high-density residential projects planned less than a mile away

Proposed redevelopment of existing ±2,600 SF building













#### FOR MORE INFORMATION PLEASE CONTACT

NANCY A. MCCLURE First Vice President +1 520 323 5117 nancy.mcclure@cbre.com

JOHN ASH Senior Associate +1 520 323 5177 john.ash@cbre.com

### CBRE



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