



Proposed New Building



# BLOCK 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



FAST FOOD WITH DRIVE-THRU



HIGH PROFILE RETAIL / FINANCIAL



MEDICAL RETAIL



# DEMOGRAPHICS



## POPULATION

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



## DAYTIME EMPLOYEES

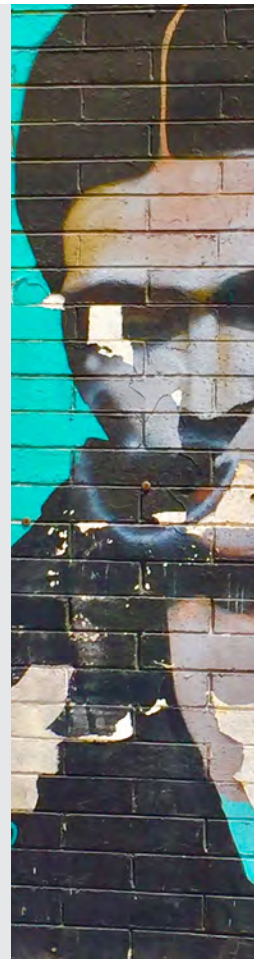
1 MILE	12,045
3 MILES	134,518
5 MILES	241,107



## AVG. HH INCOME

1 MILE	\$63,320
3 MILES	\$47,769
5 MILES	\$49,872

SOURCE: ESRI, 2017 ESTIMATES





# PROPERTY HIGHLIGHTS

- High exposure for restaurant/retail uses
- Drive-thru capability!
- Going-home side of Speedway
- University of Arizona Campus  $\pm 0.9$  miles to site
- Banner Health-University Medical Center  $\pm 1.2$  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  $\pm 2,600$  SF building

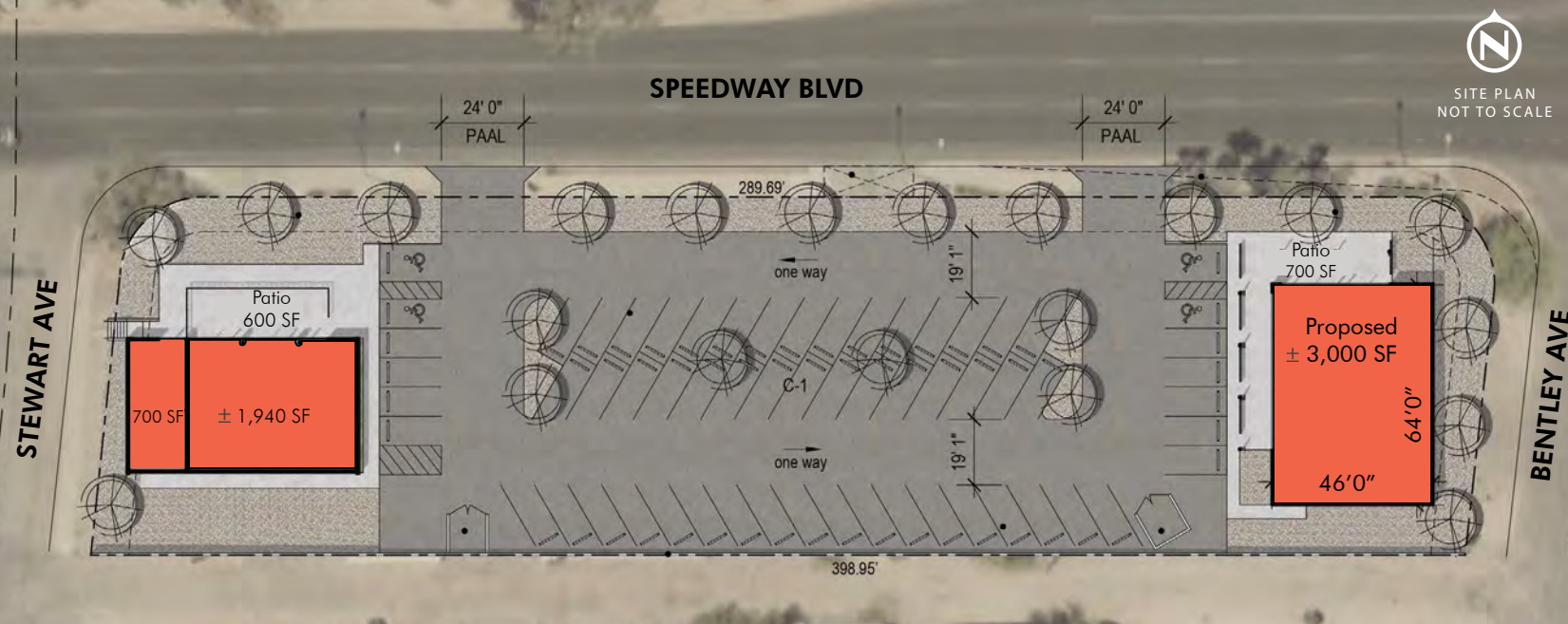
APPROXIMATELY  
400' of frontage x 105' deep

GROUND LEASE  
up to  $\pm 7,500$  SF for restaurant

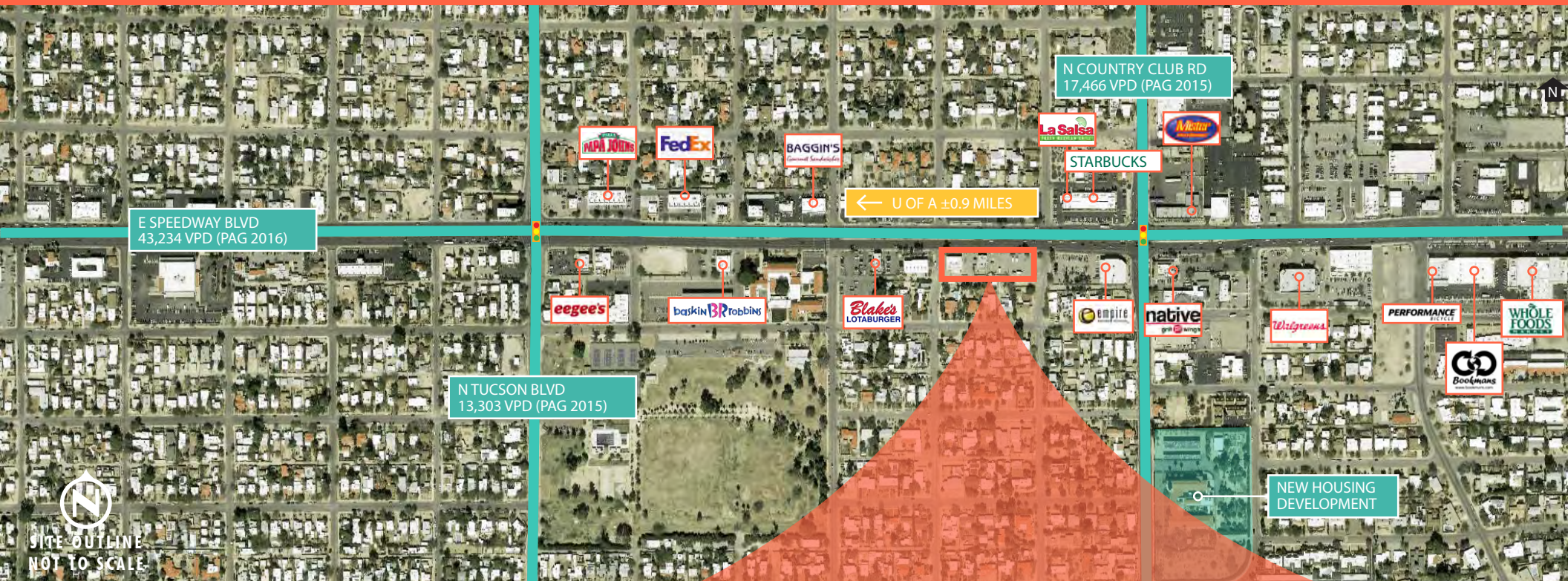
BUILDING SIZES  
 $\pm 2,600$  SF (existing corner)  
UP TO 7,500 SF (BTS)

PARCEL SIZE  
up to  $\pm 41,280$  SF

ZONING  
C-1, City of Tucson







FOR MORE  
INFORMATION  
PLEASE CONTACT

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