

FOR LEASE

Former Fast Food with Drive-Thru

1400 N. STONE AVENUE, TUCSON, AZ 85705

RETAIL



PROPERTY INFO

Address	1400 N. Stone Avenue, the NE corner of Stone Avenue and Drachman Street
Building Size	Approximately 1,836 SF
Site Size	Approximately 24,168 SF (±0.55 ac)
Lease Rate	\$36.00/SF, Triple Net
Parcel Numbers	115-07-319B and 115-07-319A
Zoning	C-3, which allows for many types of uses and 75' in height
Year Built	1977
Annual Property Taxes	\$10,932.15 (2018)
Site Improvements	It has a drive-thru and 36 parking spaces, monument sign, menu board, directional signs. It has two access points off of Stone Avenue and one on Drachman Street.
Area	It's directly north of downtown near Pima Community College at a signalized corner with Drachman Street on the going-home side of Stone Avenue. The property is near the University of Arizona near its student housing and close to Interstate-10. It is in the path of progress for the improvements happening in the downtown area, and Pima Community College is in an expansion of its campus across the street.

FOR SALE OR LEASE

Former Fast Food with Drive-Thru

1400 N. STONE AVENUE, TUCSON, AZ 85705

RETAIL

AMENITIES AERIAL



Demographics

	1-mile	3-mile	5-mile
Population	16,279	125,091	275,822
Median Age	26.1	30.5	33.4
Daytime Employees	11,387	102,855	175,196

Source: Esri, 2019 Estimates

Traffic Counts

Stone Avenue	16,588 (2018)
Drachman	6,812 (2018)

Source: PAG

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

FOR LEASE

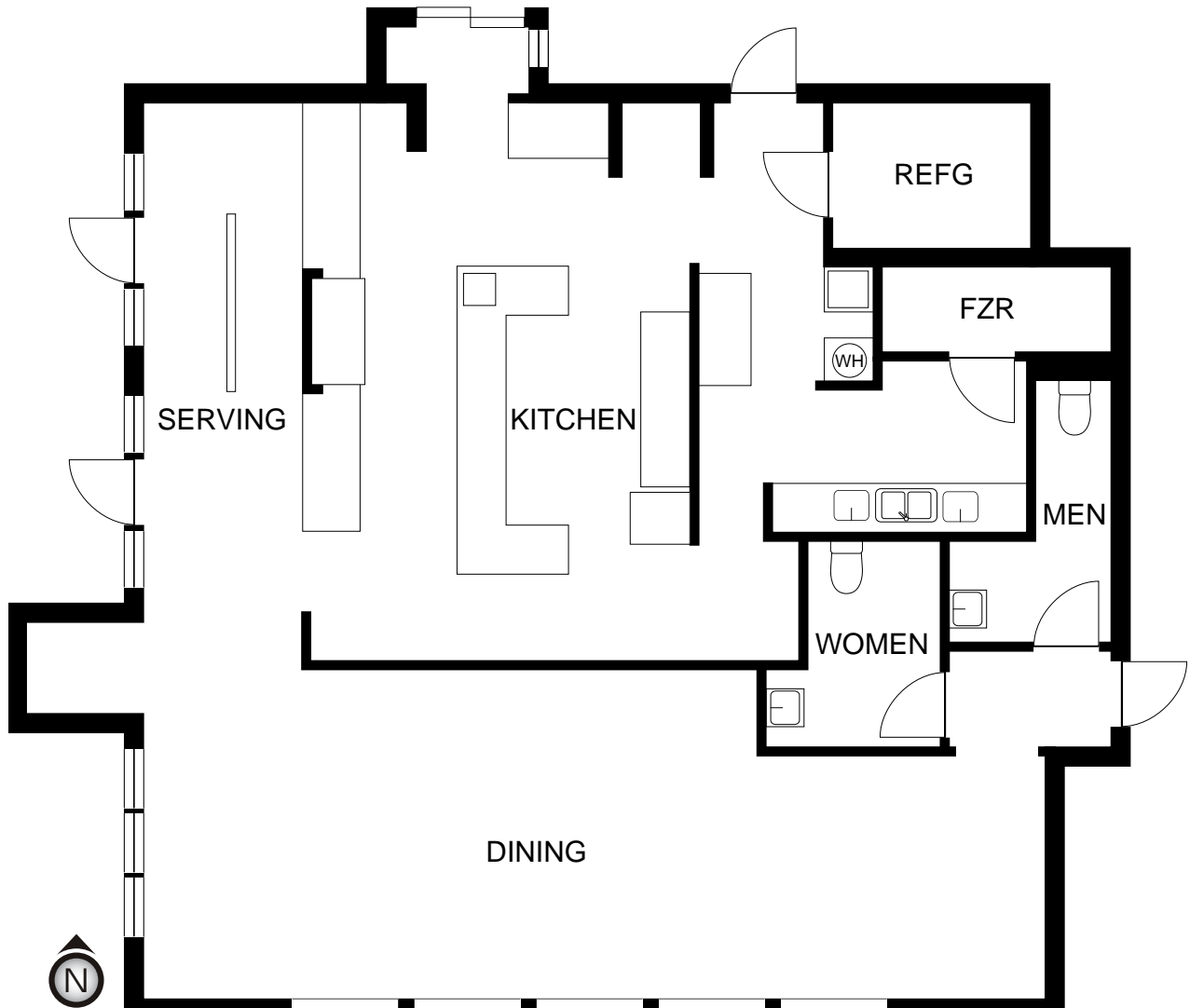
Former Fast Food with Drive-Thru

1400 N. STONE AVENUE, TUCSON, AZ 85705

RETAIL



FLOOR PLAN



NOT TO SCALE. SHOULD BE FIELD-VERIFIED.

FOR LEASE

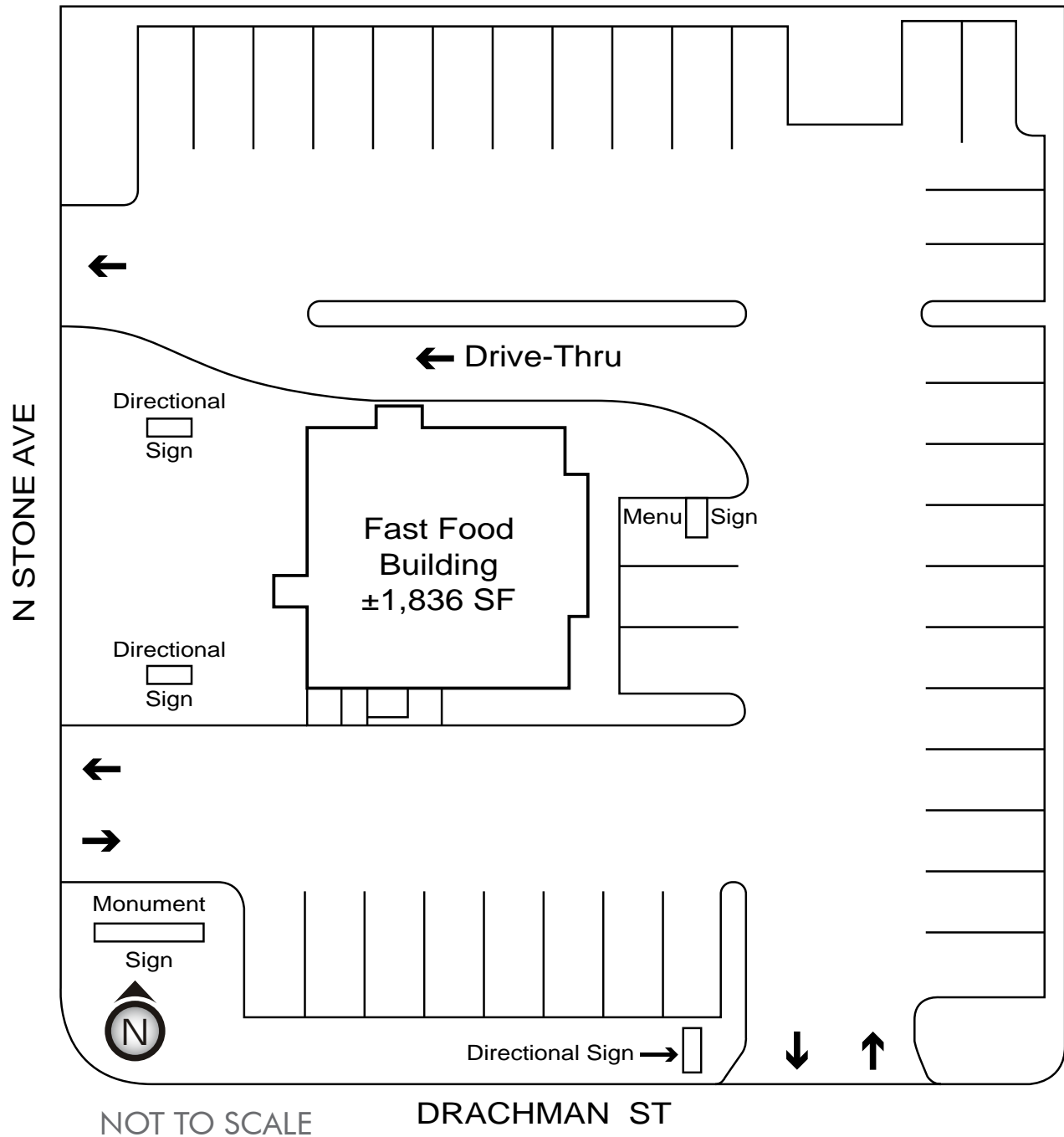
Former Fast Food with Drive-Thru

1400 N. STONE AVENUE, TUCSON, AZ 85705

RETAIL



SITE PLAN



NOT TO SCALE

DRACHMAN ST

FOR LEASE

Former Fast Food with Drive-Thru

1400 N. STONE AVENUE, TUCSON, AZ 85705

RETAIL



PROPERTY PHOTOS



Menu Board and Drive-Thru Lane



Drive-thru Window and View to Signalized Intersection

EXCLUSIVELY LISTED BY

Nancy McClure

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

www.cbre.us/nancy.mcclure

CBRE