

FREESTANDING RESTAURANT WITH DRIVE-THRU

5810 E. 22nd St. | Tucson, AZ

CUSHMAN &
WAKEFIELD

PICOR

FOR SALE



FREESTANDING RESTAURANT WITH DRIVE-THRU

5810 E. 22nd St. | Tucson, AZ



PROPERTY DETAILS

Building Size	2,292 SF
Land Size	29,800 SF
Sale Price	\$725,000
2024 Property Taxes	\$6,026.76
Tax Parcel No's	131-09-0050
Zoning	C1, City of Tucson
Address	5810 E. 22nd St.

HIGHLIGHTS

- Occupant is Hogie House restaurant (Do Not Disturb)
- Located on the heavily trafficked 22nd Street
- Hogie House has been operating at this location since 1998
- Building comes with walk-in cooler, walk-in freezer and hood/ansul system
- Three (3) new HVAC units installed in 2016
- All personal property sold separately

TRAFFIC COUNTS

22 nd St.	43,111 VPD (2023)
Craycroft Rd.	31,013 VPD (2023)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	15,710	\$70,606	3,713
3 Miles	109,123	\$73,531	51,343
5 Miles	248,749	\$81,110	104,541

Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770

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1/22/2025

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INTERIOR PHOTOS



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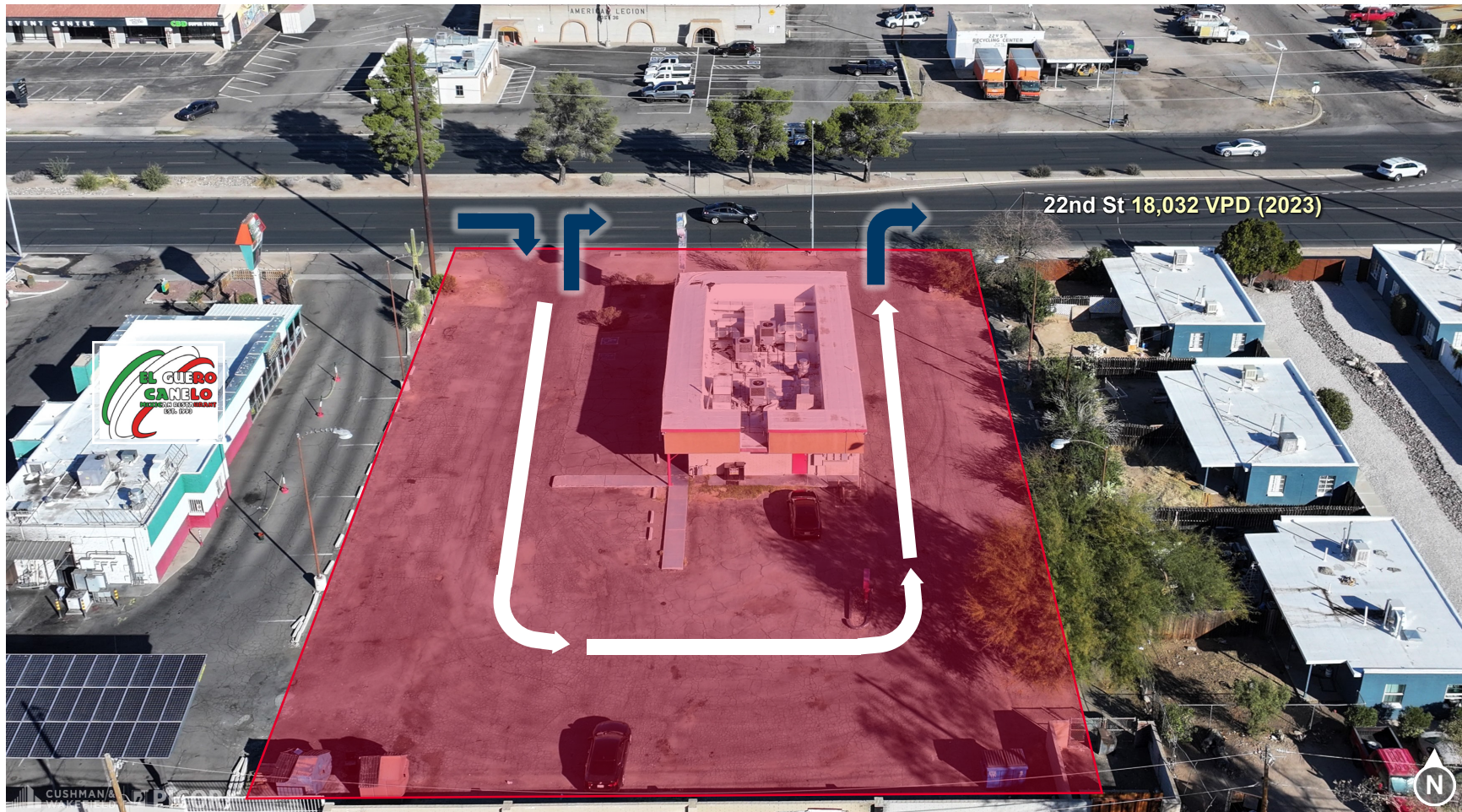
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AERIAL – DRIVE THRU



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AERIAL – LOOKING NORTHWEST



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