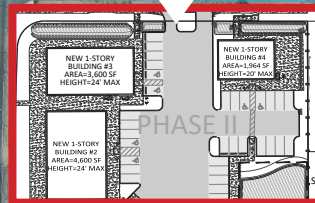


SUBJECT

LEE STREET

ALVERNON WAY



DESERT COURTYARD  
APARTMENTS

**JOIN DAIRY QUEEN  
PAD FOR GROUND LEASE  
OR SALE!**

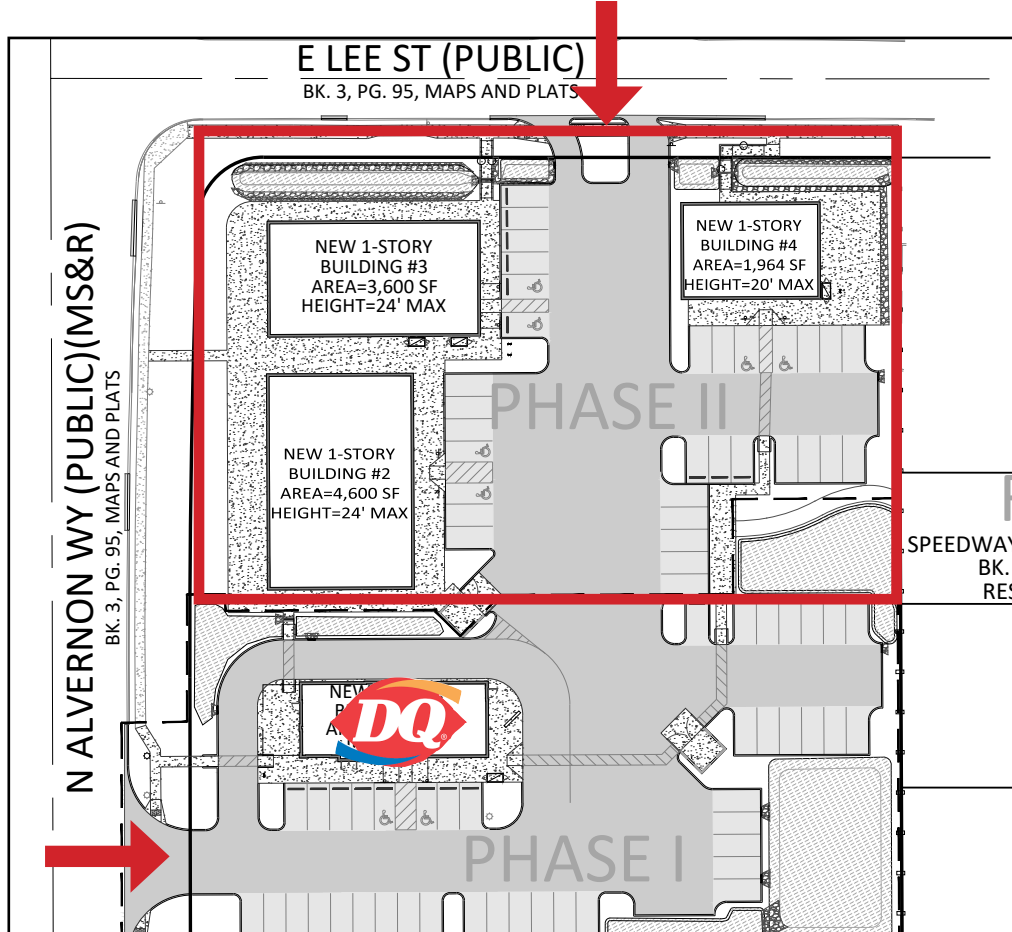
**SEC LEE ST  
& ALVERNON WAY  
TUCSON, AZ**

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# PROPERTY SUMMARY

SEC LEE & ALVERNON  
TUCSON | AZ



## PROPERTY SUMMARY

ASKING PRICE:

CALL FOR PRICING

AVAILABLE LAND:

+/- 1.22 Acres

APN'S:

122-13-190B, 122-13-1910 &  
122-13-189B

## PROPERTY HIGHLIGHTS

- Come join Dairy Queen at Alvernon Way & Lee Street, Tucson, AZ
- Balance of the site is available for sale
- Access approved off Lee Street
- Approximately 1.22 acres remaining
- The property has electrical pulled on site with multiple water & sewer hookups at the street
- Located just 1/4 mile from the major intersection at Speedway & Alvernon which has over 85,000 CPD
- Located just over 2 miles from the University of Arizona which has more than 44,000 students
- The property is located in a very dense part of Tucson with more than 275,000 people within 5 miles.

## PROPERTY DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population:	19,934	124,583	275,600
2029 Population:	20,757	128,963	285,429
Total Households:	10,037	58,851	126,665
Av Household Income:	\$48,203	\$64,361	\$66,432

# AERIAL MAP

SEC LEE & ALVERNON  
TUCSON | AZ





For Additional details contact the team  
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or by email: [Lindsey@CRE8Advisors.com](mailto:Lindsey@CRE8Advisors.com)