

1710 E SPEEDWAY BLVD

TUCSON, AZ 85719



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OF RETAIL

For Sublease | Prime Restaurant Space on Speedway Blvd

Common
Area Parking

SUBJECT

Speedway Blvd 41,299 VPD (2022)



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RESTAURANT SPACE

1,664 SF

SUBLEASE RATE

\$20.00 / SF

±Five-year term remaining

NNN CHARGES

\$5.10/ SF

ZONING

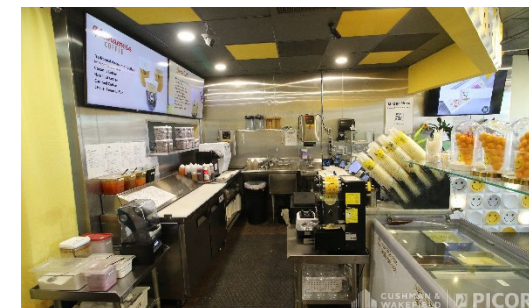
C-1, City of Tucson

NEIGHBORING TENANTS

University of Arizona, Banner University Medical Center,
Historic 4th Ave, & More

COMMENTS

- Immediately adjacent to the UofA campus (±38,000 students)
- Walk-in fridge and freezer
- Large food prep area
- Abundant common parking area
- Only a few yards to the urban streetcar line
- Highly visible / great traffic counts
- Traffic counts Speedway Blvd 41,299 VPD (2022)



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION

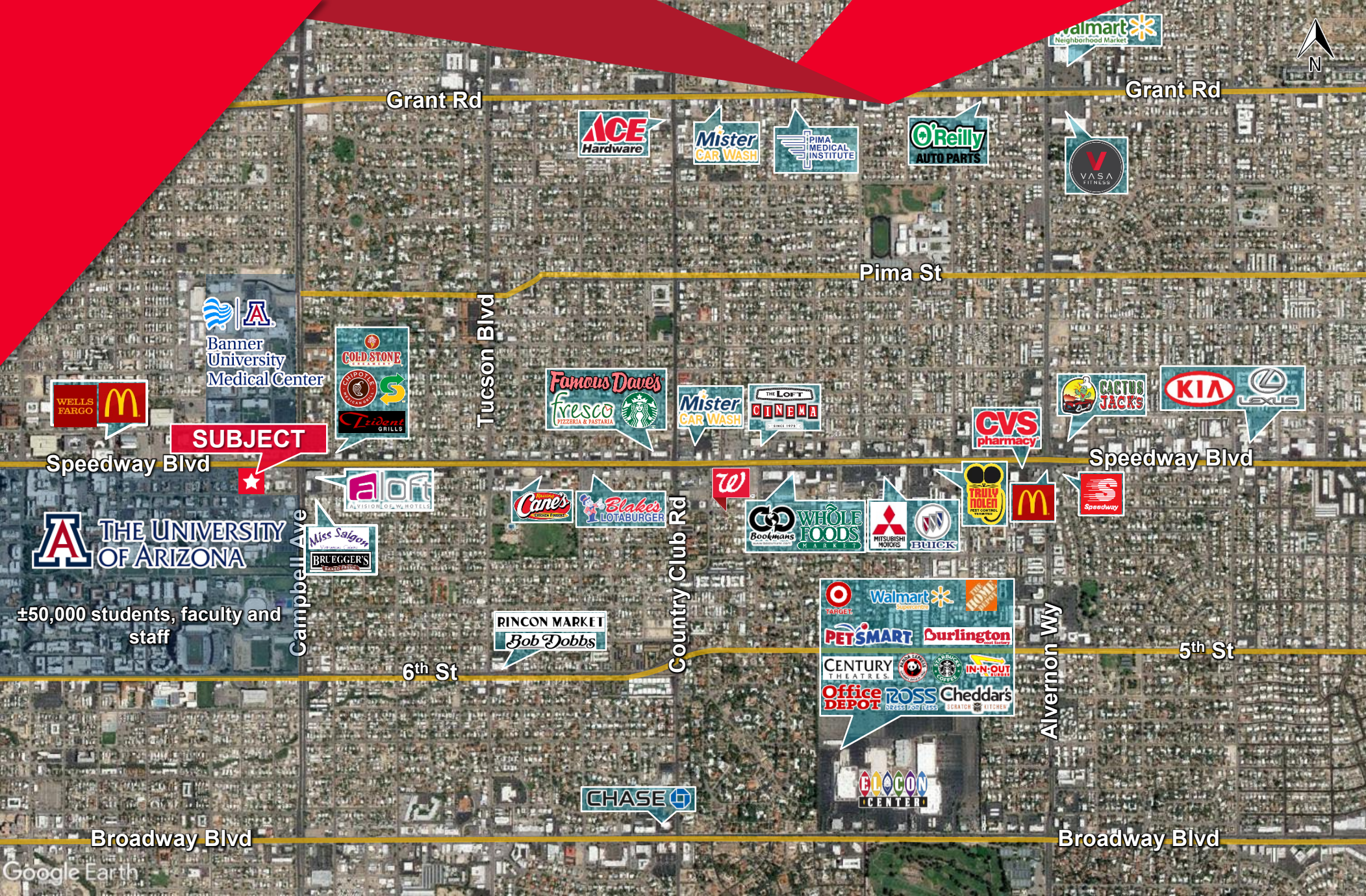


TOTAL RETAIL
EXPENDITURE

1 Mile	22,734	\$65,799	7,937	\$193.81 M
3 Miles	141,474	\$65,491	79,250	\$1.58 B
5 Miles	287,106	\$70,941	162,337	\$3.27 B

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