

FREESTANDING RESTAURANT

2712 E 22nd Street
Tucson, AZ 85713

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PROPERTY DETAILS

FOR SALE & LEASE

Available: 2,761 SF (Do Not Disturb Tenant)

Sale/Lease Price: Contact Agent

HIGHLIGHTS

- Freestanding commercial property currently operating as Brother John's catering facility with existing food service infrastructure in place.
- Located along 22nd St, a major east-west corridor with strong visibility and convenient access.
- Functional layout ideal for restaurant, catering, commissary kitchen, or food production users
- Centrally located with quick access to Downtown Tucson, I-10, and surrounding trade areas.
- Property Taxes: \$10,518.27
- APN: 130-03-022 B

TRAFFIC COUNTS

22nd St 46,362 VPD (2025)

Tucson Blvd 6,444 VPD (2025)

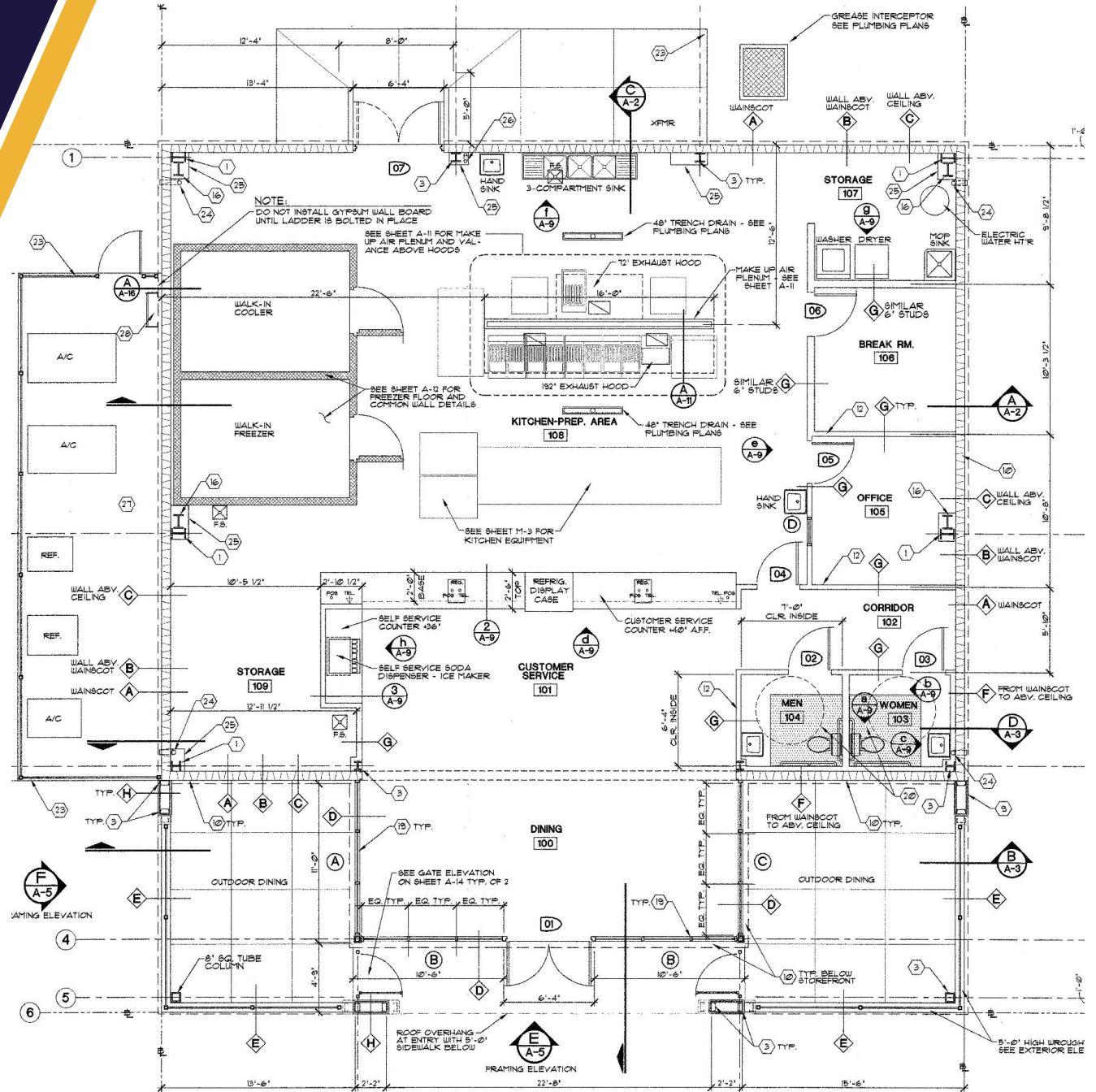
DEMOGRAPHICS

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	9,922	\$85,857	4,514
3 Miles	101,190	\$81,622	79,690
5 Miles	305,553	\$77,346	170,865

FLOOR PLAN

Freestanding restaurant with a patio in a high traffic location with 22nd street frontage and monument signage.

Available: 2,761 SF (Do Not Disturb Tenant)
 NNN Cost: \$7.50 PSF
 For Sale and Lease



AERIAL MAP



Domino's

TOPCU
Tucson Old Pueblo Credit Union

**SUBJECT
LOCATION**

**TUCSON
HOT PLUGS**

22nd Street: 46,362 VPD (2025)



TUCSON MARKET OVERVIEW



1.08M

TUCSON MSA
POPULATION



459,300

TOTAL
HOUSEHOLDS



37%

COLLEGE
EDUCATION



0.5%

POPULATION
GROWTH RATE (YOY)



\$76,000

MEDIAN HOUSEHOLD
INCOME



4.2%

UNEMPLOYMENT
RATE



54,384

UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2026

- TIER 1 - PRIMARY CARE & TIER 2 - RESEARCH
- #2 MANAGEMENT INFORMATION SYSTEMS
- #4 BEST FOR VETERANS
- #8 SPACE SCIENCE (GLOBAL)
- #32 BEST UNDERGRAD BUSINESS PROGRAM
- TOP 50 PUBLIC UNIVERSITY
- #115 BEST GLOBAL UNIVERSITY

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 15,000±
2. RAYTHEON MISSILE SYSTEMS- 12,000±
3. DAVIS-MONTHAN AFB- 11,000±
4. BANNER HOSPITAL - 7,000±

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH.
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

ARIZONA
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