

FULLY EQUIPPED FREESTANDING RESTAURANT

NEC of Speedway and Tucson Blvd.
2511 E Speedway Blvd., Tucson, Arizona



Exclusively represented by

RICK BORANE

rickborane@volkco.com

520.495.2240

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FEATURES

BUILDING SIZE	±1,998 SF*	(*per assessor)
LAND SIZE	±16,063 SF*	(*per assessor)
LEASE RATE	Contact Agent	
ZONING	C-1 Tucson	

HIGHLIGHTS

- Rare opportunity in a highly sought after area for a sit down restaurant
- Less than one mile from the University of Arizona and Banner University Medical Center
- Strong volumes reported by restaurants in the immediate trade area
- Strong retail and office corridor; excellent exposure along one of Tucson’s main east-west arterials
- Major residential and commercial projects in the planning stages with the immediate trade area
- Within 1.5 miles of El Con Shopping Center, one of Tucson’s larger shopping centers, anchored by Home Depot, Target, Burlington, Ross, Walmart, Century Theatres, and more...
- Speedway boast one of the highest traffic counts in Tucson, serving the densely populated residential neighborhoods of Sam Hughes, Blenman Elm, Colonia Solana, Olsen’s Amended, Catalina Vista, and El Encanto

DEMOGRAPHICS

(2025 Estimates)

	1-MILE	3-MILES	5-MILES
Population	15,637	145,047	285,013
Avg Household Income	\$99,411	\$70,690	\$72,898
Total Employees	7,343	70,036	170,695

SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2025

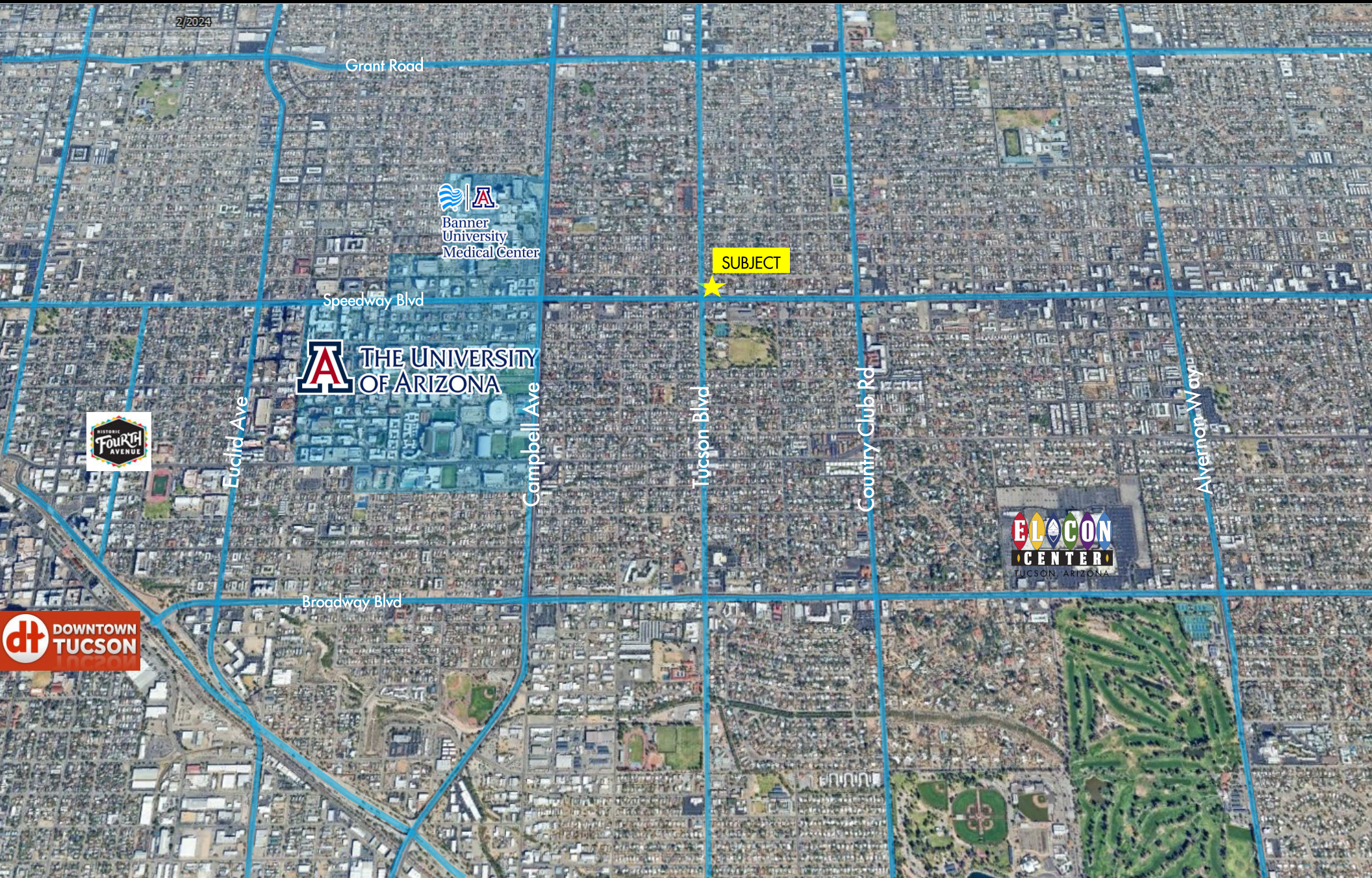
TRAFFIC COUNTS

SPEEDWAY BLVD	40,176 AADT (2025)
TUCSON BLVD	8,910 AADT (2025)

SOURCE: REGIS SITES USA 2025

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