

RARE DRIVE-THRU OFFERING - PRIME LOCATION



6305 E. 22nd St

TUCSON ARIZONA

ACTUAL SITE



EXCLUSIVELY MARKETED BY

LEAD BROKER:

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Employing Broker: Ed Beeh, SRS Real Estate Partners-West, LLC | AZ License No. BR032807000

OFFERING SUMMARY

OFFERING

Sale or Lease Call for Pricing

PROPERTY SPECIFICATIONS

Rentable Area	3,314 SF
Land Area	0.58 AC
Property Address	6305 E 22nd St Tucson, AZ 85710 Pima County, USA
Year Built	2001
Parcel Number	134-244-370
Zoning	C-2

Commercial Land Use | Restaurant Site | Commercial Zoning | C-2 (City of Tucson)

- Freestanding QSR with Drive-Thru
- Retail/commercial redevelopment
- C-2 Commercial zoning gives a buyer flexibility if they elect to redevelop the site
- Situated on a 0.58 AC parcel (25,264.80 SF)

Signalized, Hard Corner Intersection

- The asset is located at the signalized, hard corner intersection of E 22nd Street and S. Wilmot Street
- The subject property benefits from close proximity to numerous national and credit tenants within 1 mile of Park Place Mall
- Multiple car dealerships in the immediate trade area promotes significant crossover shopping to the subject property.
- The asset is surrounded by dense residential neighborhoods and established retail, providing a consistent and reliable consumer base to draw from.

Strong Demographics in 5-Mile Trade Area

- Over 240,000 residents
- 115,000 employees
- \$85,750 average household income

Another successful project by,
Launch Development Group



SITE PLAN - 3,314 SF

ALTA / N.S.P.S. LAND TITLE SURVEY

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 14 SOUTH, RANGE 16 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA



PARCEL DESCRIPTION

Lot 3 of Oxford Plaza, a subdivision of Pima County, Arizona, according to the map or plat thereof of record in the office of the County Recorder of Pima County, Arizona, in Book 51 of Maps and Plats, page 53 thereof.

SURVEY NOTES

- This survey and the description used are based on a first amended Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company, Commitment Number 846621287, dated April 10, 2026.
- BASIS OF BEARING: The South line of the Southwest quarter of Section 18, using a bearing of North 89 degrees 41 minutes 50 seconds West, per the Plat of OXFORD PLAZA, recorded in Book 51, Page 53, P.C.R.
- The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
- The building square footage shown is based on exterior measurements of the building footprint at ground level and is not intended to reflect the interior or leaseable area of any building. The building footprint and dimensions depict the general configuration of the building(s).
- The utility information shown is limited to visible above ground evidence. This survey makes no attempt to depict any underground utilities and there is no guarantee or warranty by the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property. Prior to any excavation please call an underground utility locator or "GUE STAKE" at (602)859-7500 for the precise location and extent of all utilities in the area.
- This Survey has been prepared exclusively for the parties stated in the Certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).

SITE INFORMATION

ADDRESS: 6305 E. 22ND STREET TUCSON, ARIZONA 85710

A.P.N.: 134-24-4370

LAND AREA: 0.579 ACRES - 25,225 SQ. FT.

STRIPED PARKING SPACE TABULATION:

Regular: 22
Disabled: 2
Total: 24

REFERENCE DOCUMENTS

- PLAT PER BOOK 51, PAGE 53, P.C.R.
- DEED 2022-1810247, P.C.R.
- R.O.S. PER BOOK 51, PAGE 75, P.C.R.
- PLAT PER BOOK 11, PAGE 12, P.C.R.

CERTIFICATION

TO:
Launch Development Group LLC, an Arizona limited liability company, and Commonwealth Land Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standards Detail Requirements for ALTA/N.S.P.S. Land Title Surveys, jointly established and adopted by ALTA and N.S.P.S., and includes Items 1, 2, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, and 14 of Table A thereof. The fieldwork was completed on May 28, 2026.

June 11, 2026
G. Bryan Goetzemberger
R.L.S. 31020

ALTA / N.S.P.S. LAND TITLE SURVEY



2205 N. 16TH AVENUE, SUITE 400, TUCSON, ARIZONA 85712
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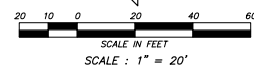
SHEET: 1 OF 1 DATE: 6-11-26 JOB NO.: 280638

SCHEDULE "B" ITEMS

- Reservations contained in the Patent From: The United States of America Recording Date: December 18, 1926 Recording No: Book 111 of Deeds, page 541 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 51 of Maps and Plats (PLAT DOES NOT CREATE ANY PLOTTABLE EASEMENTS OVER THE SUBJECT PROPERTY)
- Matters contained in that certain document Entitled: Common Area Maintenance Agreement Recording Date: August 18, 1994 Recording No: Docket 9855, page 1800 Thereafter, First Amendment to Common Area Maintenance Agreement Recording Date: March 24, 1999 Recording No: Docket 11010, page 577 Reference is hereby made to said document for full particulars. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- Matters contained in that certain document Entitled: Development Agreement Recording Date: August 18, 1994 Recording No: Docket 9855, page 1852 Reference is hereby made to said document for full particulars. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document Recording No: Docket 11010, page 521 Recording No: Docket 12418, page 363 (PLOTTABLE MATTERS SHOWN HEREON)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document Purpose: electrical and communications Recording Date: July 27, 1995 Recording No: Docket 10026, page 523 (PLOTTABLE MATTERS SHOWN HEREON)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document Purpose: water pipes or mains Recording Date: September 18, 1995 Recording No: Docket 10150, page 2302 (PLOTTABLE MATTERS SHOWN HEREON)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document Purpose: ingress and egress Recording Date: April 30, 2001 Recording No: Docket 11538, page 2454 (PLOTTABLE MATTERS SHOWN HEREON)
- Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document Recording No: Docket 11538, page 2462 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document Recording No: Docket 12155, page 1511 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)

LINE	BEARING	DISTANCE
L1(W)	S 00°07'10" W	68.01'
L1(M)	S 00°11'42" W	68.01'
L2(W)	S 89°52'50" E	5.32'
L2(M)	S 89°52'50" E	5.32'
L3(W)	S 00°07'10" W	53.03'
L3(M)	S 00°02'23" W	53.02'
L4(W)	S 89°52'50" E	5.33'
L4(M)	S 89°55'55" E	5.33'
L5(W)	S 00°07'18" W	108.96'
L5(M)	S 00°08'40" W	108.96'
L6(W)	N 89°52'54" W	104.25'
L6(M)	N 89°52'24" W	104.28'
L7(W)	N 00°18'02" W	261.67'
L7(M)	N 00°18'52" E	261.64'
L8	N 15°51'54" E	76.00'
L9	S 14°56'38" W	75.00'
L10(W)	S 00°18'10" W	223.60'
L10(M)	S 00°18'13" W	223.57'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(R)	854.74'	278.74'	18°41'04"	N 80°35'56" W	277.50'
C1(M)	854.74'	278.68'	18°40'51"	N 80°20'43" W	277.45'
C2	854.74'	278.71'	18°40'55"	S 80°21'58" E	277.47'
C3(R)	779.74'	42.70'	3°08'15"	---	---
C3(M)	779.74'	42.67'	3°08'09"	S 72°34'22" E	42.67'
C4(R)	929.74'	65.47'	4°02'05"	S 73°02'13" E	65.52'
C4(M)	929.74'	65.54'	4°02'19"	S 73°02'13" E	65.52'
C5	854.74'	231.90'	15°32'43"	N 81°54'47" W	231.19'
C6	854.74'	46.76'	3°08'09"	S 72°34'22" E	46.77'
C7	854.74'	60.23'	4°02'15"	S 73°02'15" E	60.22'
C8	854.74'	218.48'	14°38'42"	S 82°22'43" E	217.88'
C9(R)	779.74'	10.36'	0°45'40"	---	---
C9(M)	779.74'	10.36'	0°45'46"	N 74°31'19" W	10.38'



LEGEND

- Property Corner (See Monument Table)
- Find Survey Monument (See Monument Table)
- See Reference Documents
- Measured
- Schedule "B" Item
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- Fence
- Wall
- Overhead Electric Line
- Back Flow Preventer
- Electric Cabinet
- Electric Transformer
- Fire Hydrant
- Gas Meter
- Gas Valve
- Guard Post or Gate Post
- Disabled Space
- Light Pole
- Manhole
- Sewer Clean Out
- Telephone Riser
- TV Junction Box
- Water Meter
- Water Valve
- Physical Access To & From Adjoining Property

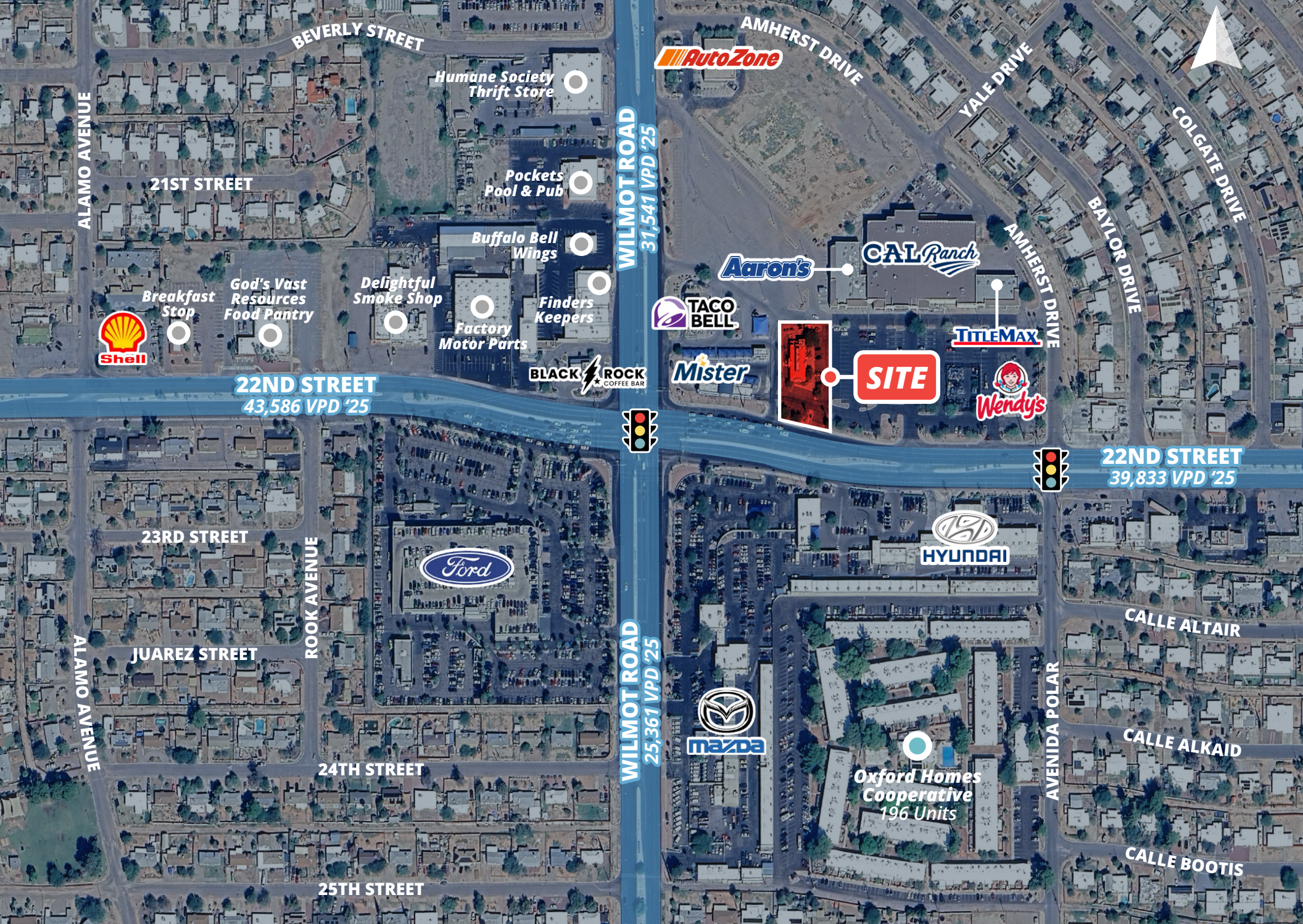
MONUMENT TABLE

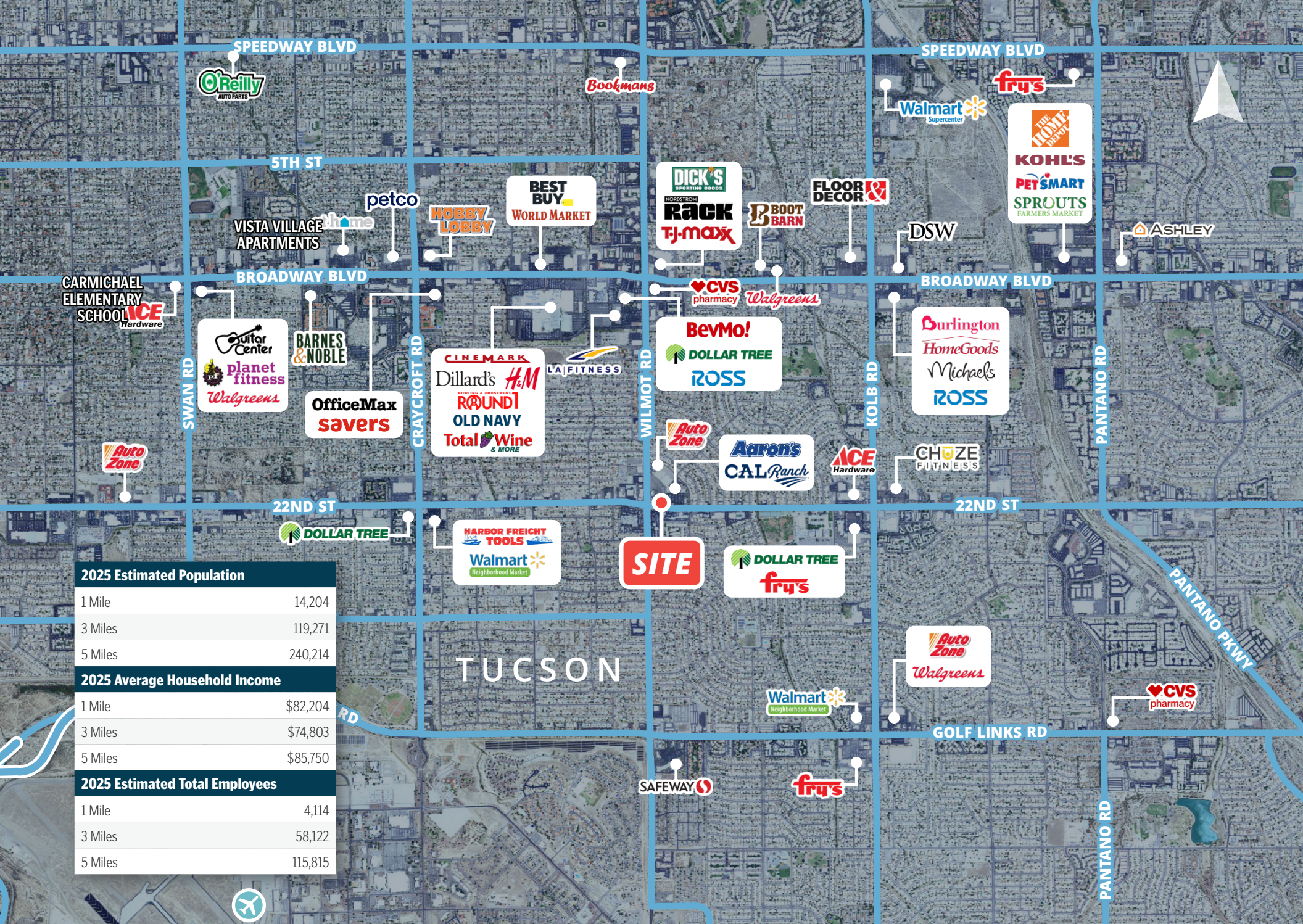
1	SW COR. SEC. 18 - FND BRASS CAP IN HANDHOLE
2	S 1/4 COR. SEC. 18 - FND BRASS CAP IN HANDHOLE
3	FND BRASS CAP FLUSH L.S. 19316
4	FND BENT 1/2" REBAR W/TAG L.S. 13187
5	SET 1/2" REBAR W/CAP L.S. 31020
6	FND PK. NAIL & WASHER W/NO. I.D.
7	FND 1/2" REBAR W/NO. I.D. - SET CAP L.S. 31020
8	FND 1/2" REBAR W/TAG L.S. 37933
9	FND 1/2" REBAR W/ALUMINUM CAP L.S. 12122 PER (R2)
10	FND EPOXIED TAG L.S. 12122 PER (R2)



PARCEL MAP







2025 Estimated Population	
1 Mile	14,204
3 Miles	119,271
5 Miles	240,214
2025 Average Household Income	
1 Mile	\$82,204
3 Miles	\$74,803
5 Miles	\$85,750
2025 Estimated Total Employees	
1 Mile	4,114
3 Miles	58,122
5 Miles	115,815



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The information presented was obtained from sources deemed reliable;
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