

FOR LEASE

1995 E AJO WAY
TUCSON, AZ 85713

PRIME LOCATION!!

FREESTANDING
RESTAURANT WITH
DRIVE THRU



DANIELLE DAVIS
PARTNER
ddavis@levrose.com
480.294.6017

TRENT MCCULLOUGH
PARTNER
tmccullough@levrose.com
480.294.6582

BRANDEN MONDRAGON
PARTNER
bmondragon@levrose.com
480.289.4234

LEVROSE
COMMERCIAL REAL ESTATE

TCN
MEMBERSHIP
REAL ESTATE SERVICES



1995 E AJO WAY | TUCSON, AZ 85713

EXECUTIVE SUMMARY

1995 E Ajo Way offers a rare opportunity to lease a highly visible, stand-alone retail building with an existing drive-thru, strategically positioned in one of Tucson's most active commercial corridors. The property is ideally suited for quick-service restaurants, beverage concepts, financial services, or any operator seeking exceptional traffic counts and convenient customer access.

This retail asset features direct frontage along E Ajo Way, strong local and commuter traffic, and immediate proximity to dense residential neighborhoods, major employment centers, and regional attractions. With its drive-thru infrastructure, ample parking, and excellent signage potential, the site provides an efficient platform for operators seeking to capture significant customer volume.

1995 E AJO WAY | TUCSON, AZ 85713

PROPERTY OVERVIEW

PROPERTY TYPE	Retail
PRICING DETAILS	Negotiable
BUILDING SIZE	±2,342 SF
LOT SIZE	±29,153 SF (±0.67 AC)
PARCEL	132-08-2400
LOCATION	Easy Access to the I-10



HIGHLIGHTS

- Drive-thru building suitable for food & beverage or service retail concepts
- Adjacent to The Bridges Retail Center & The Mosaic Quarter development
- Strong street visibility and signage opportunities
- Convenient lot layout with customer parking and drive aisle circulation
- Flexible configuration to accommodate tenant build-out requirements
- Positioned for immediate occupancy

TENANTS WITHIN A 2 MILE RADIUS INCLUDE:

BASS PRO SHOPS COMING SOON!

THE BRIDGES RETAIL CENTER

The **Bridges Retail Center** is a master-planned, mixed-use retail destination spanning hundreds of acres in Southeast Tucson, strategically positioned near the I-10 and I-19 corridors. Designed to serve both the surrounding workforce and nearby residential communities, the center benefits from strong daily traffic, excellent accessibility, and long-term growth driven by continued mixed-use development throughout The Bridges district.

WHY THIS LOCATION WORKS

- **Daily Consumer Traffic:** A steady flow of employees, residents, and commuters supports consistent breakfast, lunch, and evening demand
- **Diverse Customer Base:** Retailers capture spending from office users, healthcare employees, nearby neighborhoods, and regional visitors
- **Convenience-Oriented Trade Area:** High demand for quick-service dining, service retail, and daily-needs concepts
- **Long-Term Growth:** Ongoing residential and commercial development continues to increase population density and retail demand

TRAFFIC DRIVERS

- University of Arizona Tech Park at The Bridges
- Major employers across healthcare, aerospace, logistics, and professional services
- Adjacent residential communities and nearby Banner Health campus
- Proximity to Downtown Tucson, Tucson International Airport, and key regional highways



THE BRIDGES

THE OPPORTUNITY

Retail at The Bridges benefits from dependable daily traffic, a diversified customer mix, and long-term area growth—creating a compelling environment for retailers seeking stability, visibility, and sustained sales performance in Southeast Tucson.



CLICK TO LEARN MORE





 [CLICK TO LEARN MORE](#)



THE MOSAIC QUARTER ENTERTAINMENT DEVELOPMENT

Mosaic Quarter is a large-scale sports, entertainment, and lifestyle development underway on more than 90 acres adjacent to the Kino Sports Complex, with immediate access to the I-10 corridor. Built to operate year-round, Mosaic Quarter delivers the consistent daily traffic and high-volume event demand that QSR and drive-thru concepts rely on.

WHY THIS LOCATION WORKS

- Daily Base Traffic: Practices, leagues, and community use drive steady weekday visits
- Event Volume: Tournaments and spectator events generate peak weekend and evening surges
- Convenience-Oriented Customers: Families, athletes, and teams prioritize fast, accessible food
- Multiple Dayparts: Breakfast, lunch, dinner, and post-event demand tied to game schedules

TRAFFIC DRIVERS

- 175,000 SF Iceplex with multiple rinks and spectator seating
- 131,000 SF Indoor Field House hosting leagues, tournaments, and regional events
- Future phases planned to include event venues, hotels, and expanded entertainment uses

DRIVE-THRU ADVANTAGES

- Strong visibility and access near major traffic corridors
- Ideal for stacked drive-thru, mobile order pickup, and takeout-focused concepts
- High repeat visitation from both local users and traveling teams



THE OPPORTUNITY

Retail sites adjacent to Mosaic Quarter benefit from high-frequency visits, event-driven sales spikes, and long-term growth tied to a true destination—not a single-use facility.

Be where the volume is—every day and on game day.



BASS PRO SHOPS COMING SOON!

Bass Pro Shops is North America's premier outdoor recreation retailer, specializing in fishing, hunting, camping, boating and outdoor gear, apparel, and accessories. Founded in 1972, the brand has evolved into a dominant destination retailer with expansive, immersive stores that draw customers from broad trade areas. Wikipedia

WHY BASS PRO SHOPS DRIVES RETAIL DEMAND

- Destination Traffic Generator: Large-format stores attract outdoor enthusiasts and families, driving strong regional visitation patterns. Wikipedia
- Experiential Retail Footprint: Bass Pro Shops locations often become regional draw points, blending merchandise with entertainment and attractions that increase both visit length and frequency. DMR
- Broad Demographic Reach: Appeals to wide age and income ranges – from hobbyists and outdoor sports participants to seasonal shoppers and gift buyers. Gliesess
- Strong Brand Loyalty: Bass Pro's loyal customer base supports repeat visitation, boosting sustained traffic levels. Gliesess

TRAFFIC & SPENDING SYNERGIES

- Daytrip and Weekend Spend: Customers traveling for outdoor activities often combine retail visits with dining, convenience stops, and ancillary shopping before or after their Bass Pro experience. DMR
- Event and Seasonality Tailwinds: Seasonal promotions (e.g., fishing season, hunting season) and in-store events increase periodic traffic surges, creating additional retail demand windows. DMR
- Large Trade Area Pull: Bass Pro Shops draws customers from far beyond typical retail corridors, supporting strong cross-shopping potential for adjacent tenants. Wikipedia
- Ideal Complementary Uses

CASUAL & QUICK-SERVICE DINING

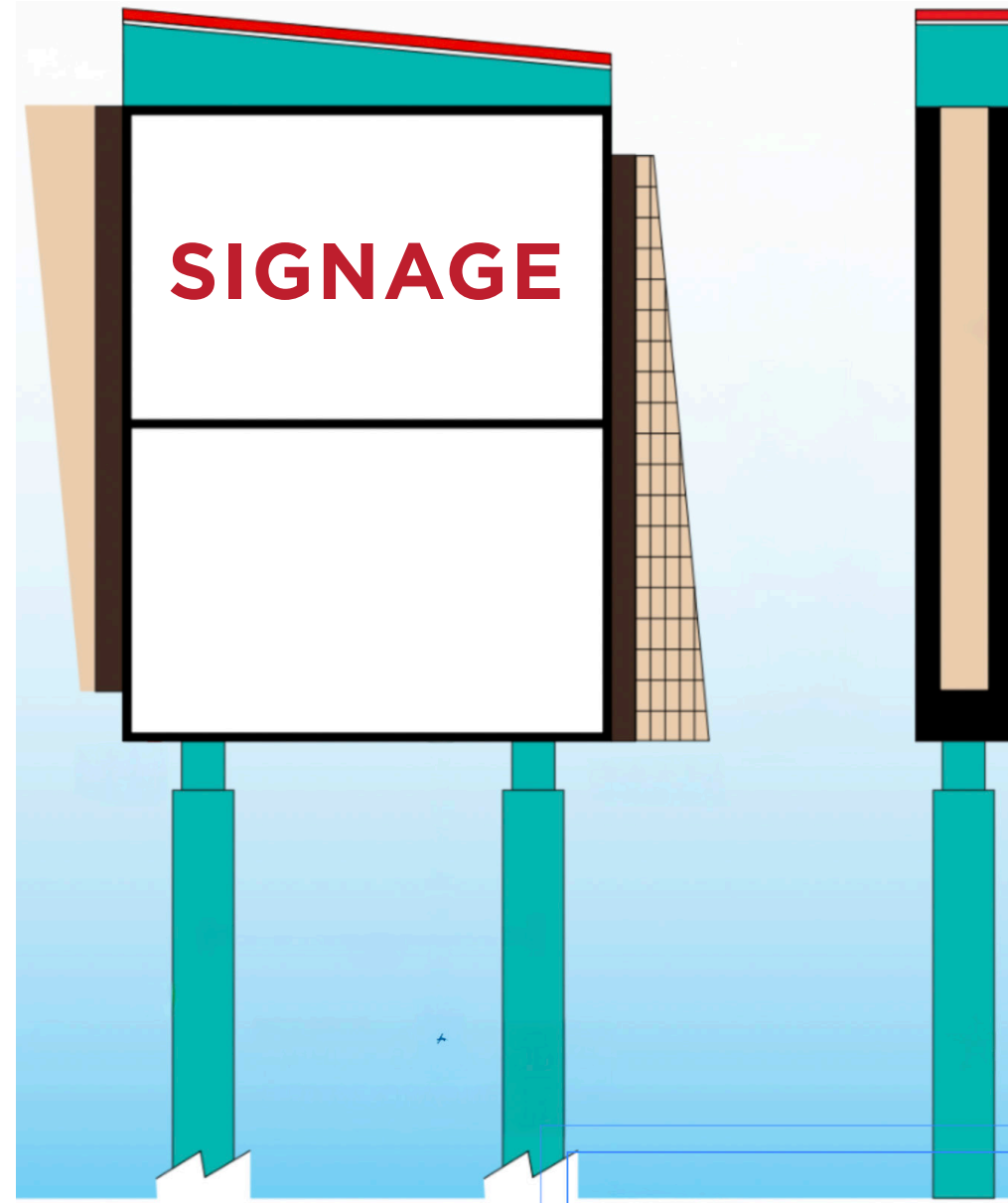
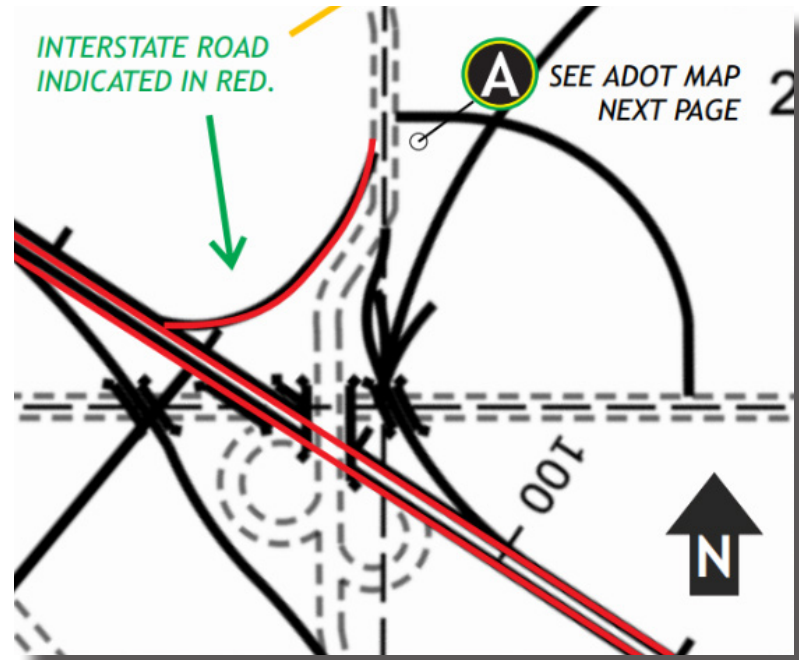
- Coffee & Specialty Beverage Concepts
- Outdoor-Friendly Apparel & Accessories
- Convenience & Service Retail
- Experience-oriented Uses (entertainment, gear services)

[CLICK TO LEARN MORE](#)

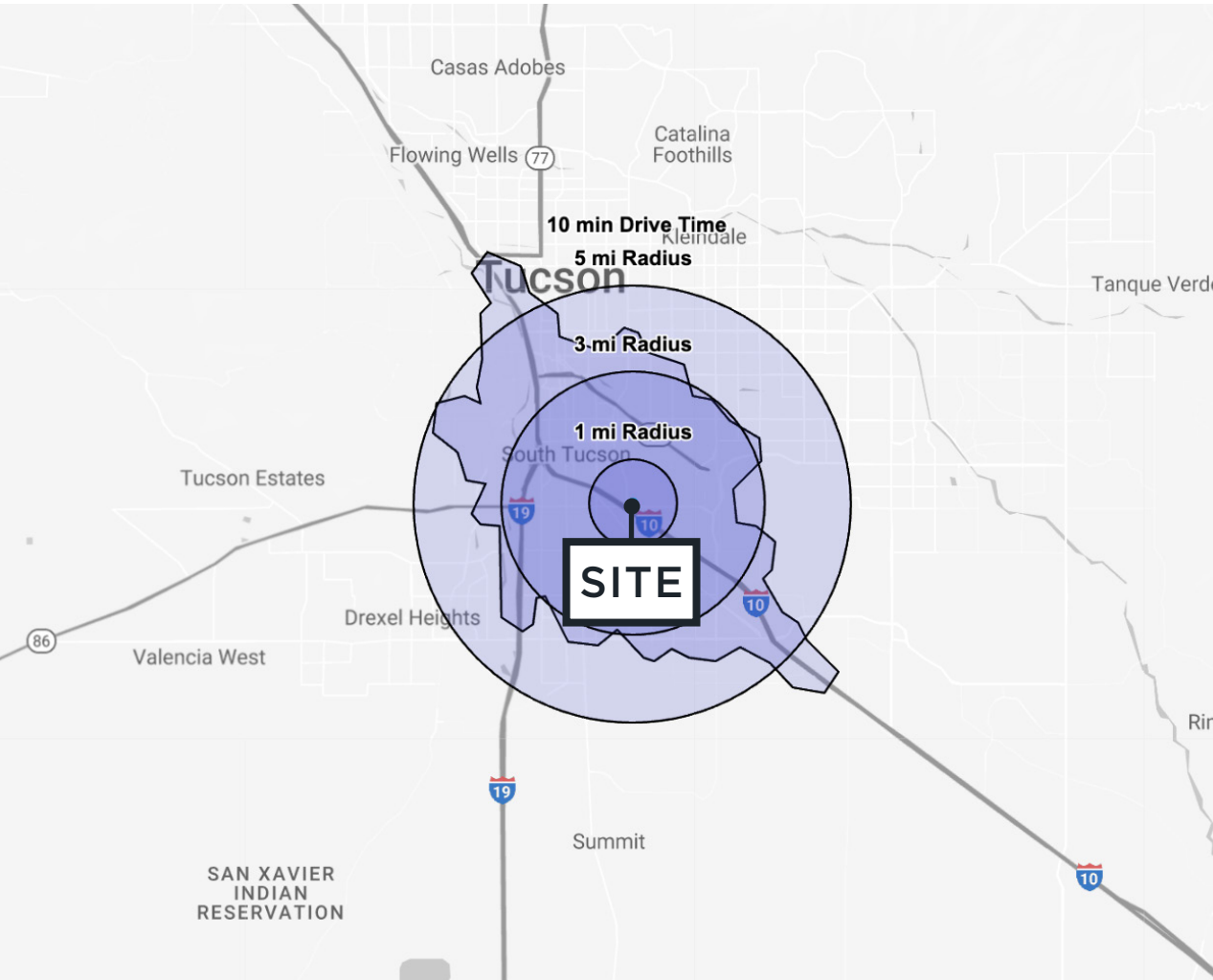


A MONUMENT SIGNAGE

FREEWAY EXIT/ENTRANCE MONUMENT SIGNAGE PLANS



DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	8,700	58,015	117,510
2029	10,777	70,850	137,008

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	3,960	25,077	48,314
2029	4,865	30,627	56,642

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$65,371	\$70,528	\$79,479

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$49,721	\$57,492	\$62,245

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	3,816	10,771	19,599

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	521	1,276	2,558





SOUTHEAST TUCSON AERIAL OVERVIEW

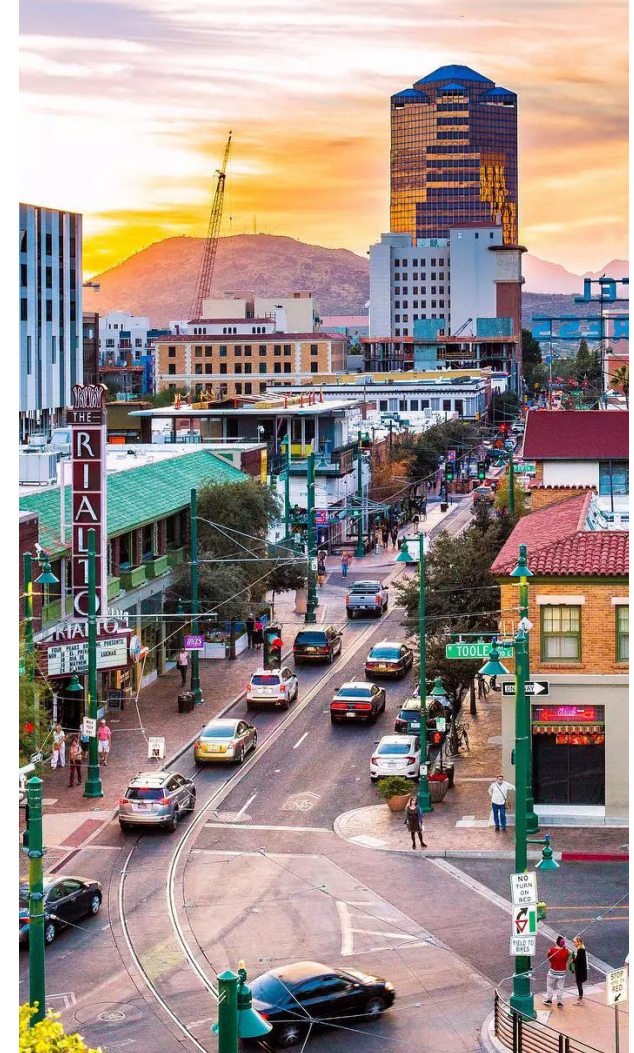
1995 E AJO WAY | TUCSON, AZ 85713

TUCSON CITY OVERVIEW

Tucson is a fast-growing metro with a diverse economy, strong tourism, and expanding residential communities. Home to the University of Arizona and key tech and aerospace employers, the city offers a dynamic consumer base with year-round demand. Its strategic I-10 location, affordable operating costs, and vibrant local culture make Tucson an appealing market for retailers seeking strong local and regional reach.

AREA HIGHLIGHTS

- Growing metro population of 1M+ with steady residential expansion
- Anchored by major employers including the University of Arizona, healthcare, tech, and aerospace
- Strong tourism market with consistent visitor traffic
- Strategic I-10 location offering regional connectivity
- Business-friendly environment with competitive operating costs
- Vibrant dining, arts, and outdoor recreation scene driving foot traffic



LEVROSE

COMMERCIAL REAL ESTATE



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

DANIELLE DAVIS
PARTNER
ddavis@levrose.com
480.294.6017

TRENT MCCULLOUGH
PARTNER
tmccullough@levrose.com
480.294.6582

BRANDEN MONDRAGON
PARTNER
bmondragon@levrose.com
480.289.4234

WWW.LEVROSE.COM