

RANCHO CENTER

3400 E SPEEDWAY BLVD | TUCSON, AZ 85716
SEC Speedway Blvd and Camino Miramonte



LANDMARK LOCATION IN CENTRAL TUCSON FOR LEASE



6298 E. Grant Rd., Suite#100
Tucson, AZ 85712
P: 520.296.0200
F: 520.296.1571
www.larsenbaker.com
Owner/Agent

Isaac Figueroa, CCIM, SIOR
Principal, Vice President
520.296.0200 x218
isaac@larsenbaker.com

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen – Designated Broker – Owner/Agent.

AVAILABILITY

Rancho Center:

Suite 102 - ± 908 SF

Suite 202 - ± 880 SF

Suite 204 - ± 880-1,760 SF

1st Floor Retail Space

2nd Floor Office/Retail

2nd Floor Office/Retail

Lease Rate: Call for pricing

**NNN's are \$6.52 PSF*

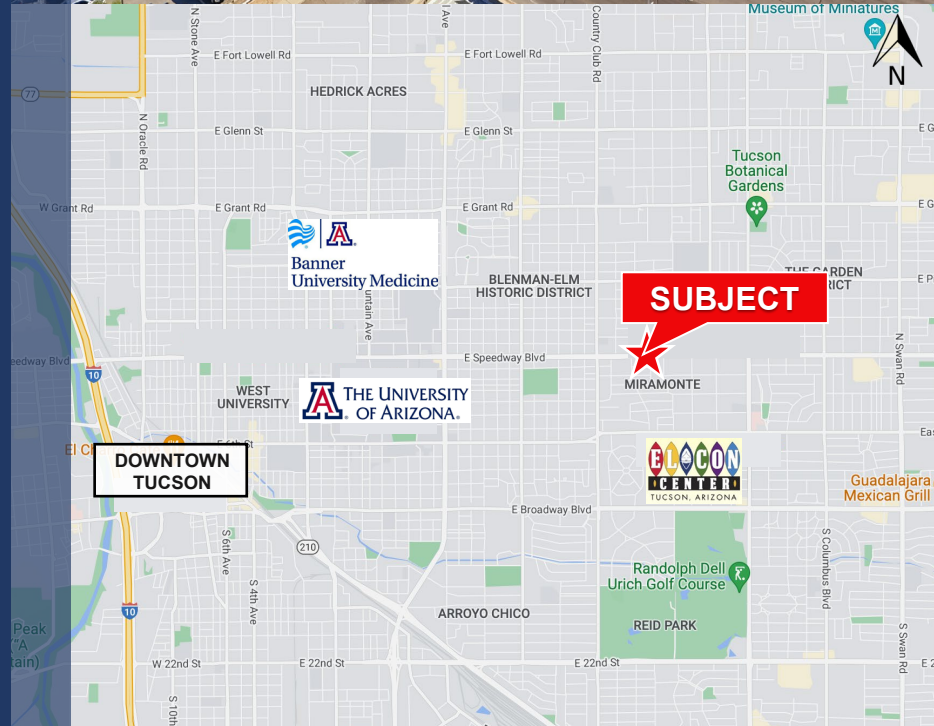
PROPERTY FEATURES

Zoning: **Rancho: C-3**

Parking: **±368 spaces**
(Source: Acorn Associates Architecture, LTD)

PROPERTY HIGHLIGHTS

- Direct frontage on Speedway Blvd, one of Tucson's busiest East/West arterial roads
- Located within minutes of the University of Arizona, El Con Mall and Banner Medical Center
- Whole Foods Anchored
- Excellent monument signage



RANCHO CENTER SITE PLAN



AERIAL VIEW



6298 E. Grant Rd., Suite #100
Tucson, AZ 85712
P: 520.296.0200
F: 520.296.1571
www.larsenbaker.com
Owner/Agent

Isaac Figueroa, CCIM, SIOR
Principal, Vice President
520.296.0200 x218
isaac@larsenbaker.com

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen - Designated Broker - Owner/Agent.

Current Images



6298 E. Grant Rd., Suite #100
Tucson, AZ 85712
P: 520.296.0200
F: 520.296.1571
www.larsenbaker.com
Owner/Agent

Isaac Figueroa, CCIM, SIOR
Principal, Vice President
520.296.0200 x218
isaac@larsenbaker.com

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen - Designated Broker - Owner/Agent.

DEMOGRAPHICS (2020)

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	15,012	132,215	270,930
Average Family Income	\$63,965	\$57,283	\$60,044
Employees	8,077	89,870	195,570
Total Retail Expenditures			

