



SHOP SPACE ALONG BUSY TUCSON BOULEVARD

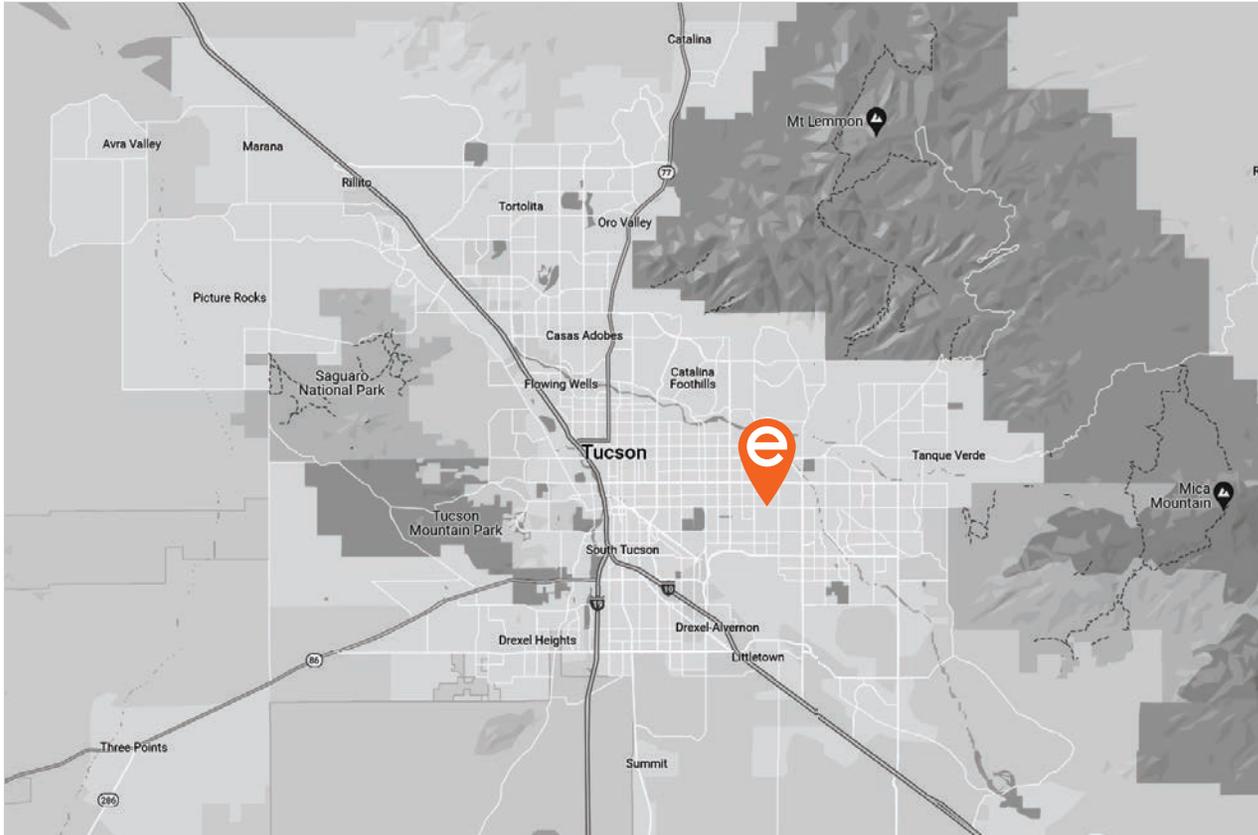


# Speedway Shops Space

Speedway Blvd & Sahuara NEC, Tucson, AZ 85712

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**LOCATION**

**5905 E Speedway Blvd  
Tucson, AZ 85712**



**SIZE**

**±2,860 sf (Building)**



**ZONING**

**Commercial (C-2, Tucson)**



**TRAFFIC COUNTS**

**37,514 CPD**

Speedway Blvd

**615 CPD**

Sahuara Ave



**2025 DEMOGRAPHIC SNAPSHOT**

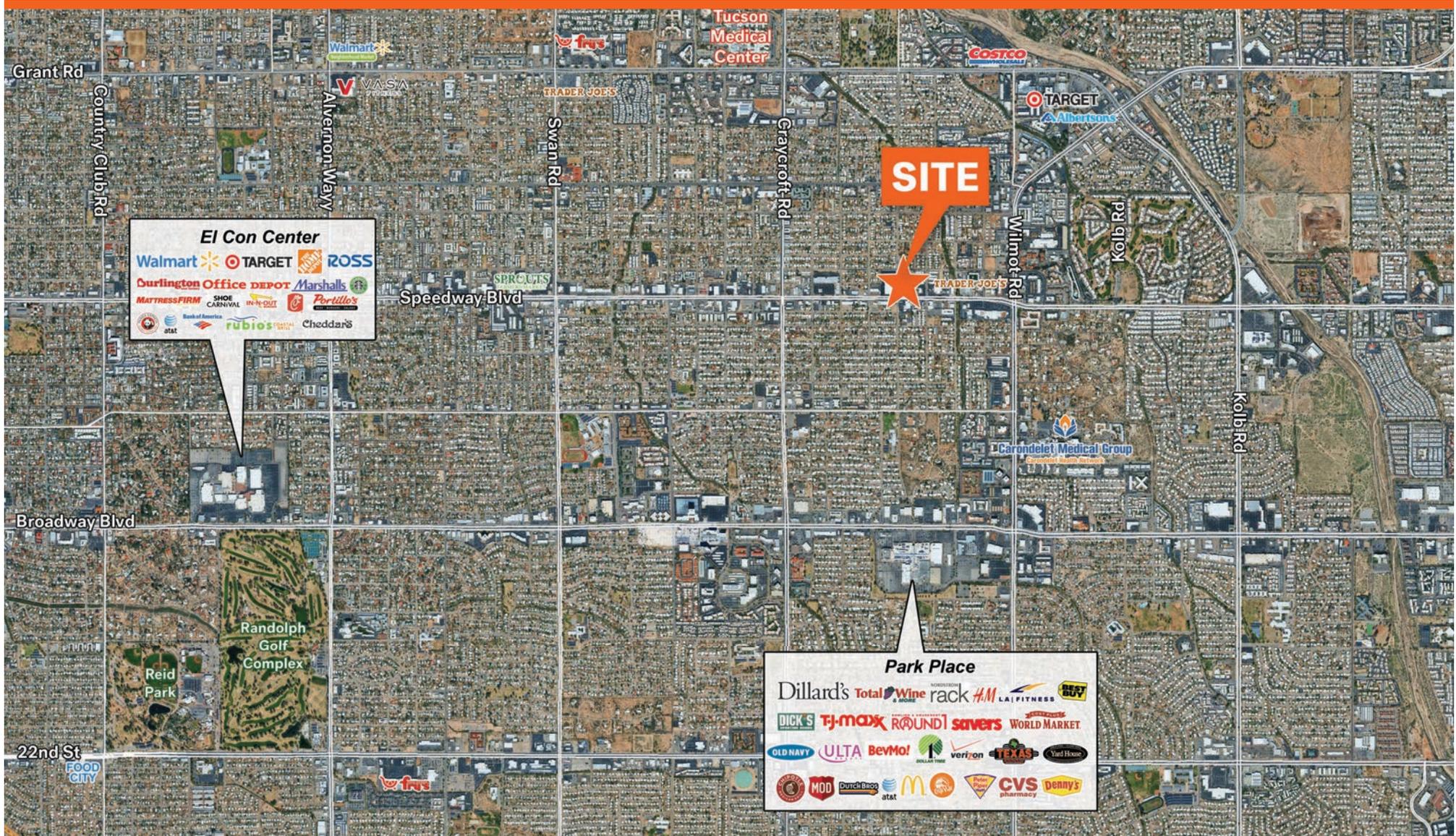
	1 Mile	3 Mile	5 Mile
<b>TOTAL POPULATION</b>	15,240	115,074	258,224
<b>DAYTIME POPULATION</b>	20,378	129,298	286,972
<b>MED HH INCOME</b>	\$47,554	\$53,569	\$57,851

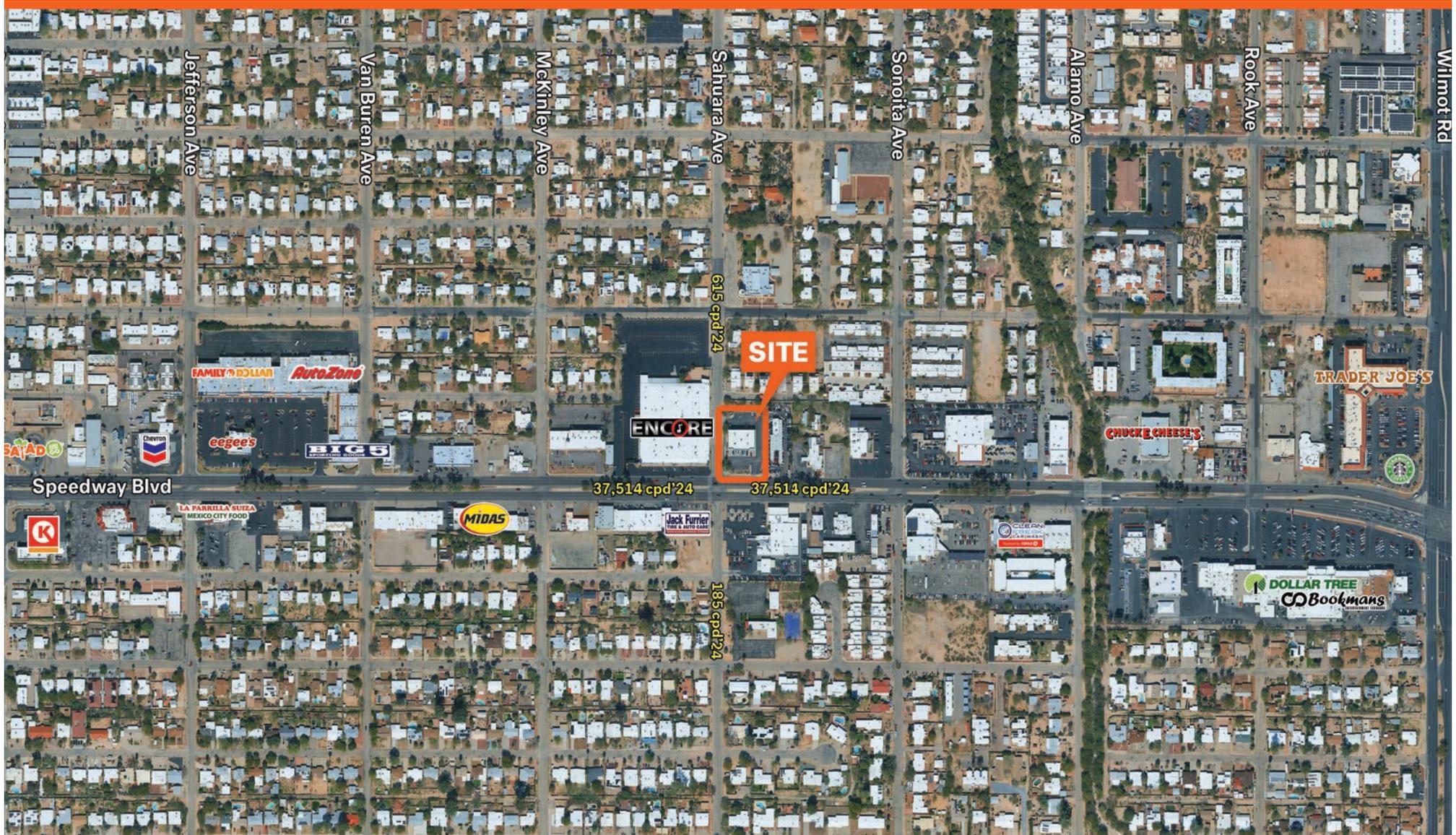
**AREA RETAILERS**

Trader Joe's, Big 5 Sporting Goods, Autozone, Family Dollar, Bookmans, Chuck E Cheese's, Starbucks, Dollar Tree, Clean Freak Car Wash, Jack Furrier Tire & Auto, Midas, Egee's, La Parrilla Suza, Circle K, Salad & Go,

**PROPERTY INFORMATION**

- 2nd generation retail space
- Frontage on busy Speedway Blvd
- High automotive use in the area
- 32 Parking spots (10 Allocated or the space)
- C-2 zoning
- High ceilings plus mop sink, 2 ADA bathrooms and water fountain in suite





# SAHUARA AVE

SPEEDWAY BLVD

24' WIDE DRIVE

