

# SPEEDWAY & SILVERBELL COMMERCIAL LAND

1008-1020 N Silverbell Rd | Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR

FOR SALE



THE UNIVERSITY OF ARIZONA



El Rio Golf Course

FOOD CITY  
ACE Hardware  
egee's  
WINDYBROS  
FAMILY DOLLAR  
BUFFALO WILD WINGS  
GOLF & BAR

SUBJECT

AutoZone

PUEBLO DENTAL CENTER

TACO BELL

BRAKE MASTERS

TUCSON FEDERAL CREDIT UNION

Speedway Blvd 18,577 VPD (2025)

Silverbell Rd: 15,277 VPD (2025)

PANDA EXPRESS  
GOURMET CHINESE FOOD

UNITED STATES POSTAL SERVICE



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## PROPERTY DETAILS

Land Size	1.43 Acres
Sale Price	\$850,000
Tax Parcel No's	116-13-2980 / 116-13-3000
Zoning	C1, City of Tucson
Address	1008-1020 N Silverbell Rd Tucson, AZ 85745

## HIGHLIGHTS

- Commercially zoned pad in the heart of the west-side trade area
- Full access from Silverbell Road, the main north/south arterial connecting to the Continental Ranch communities in Marana to the north
- Close proximity to I-10, downtown Tucson, and the University of Arizona
- St Mary's Hospital is ±0.45 miles south with ±2,000 employees
- Pima Community College is ±1.8 mile east with ±17,014 students

## TRAFFIC COUNTS

Silverbell Rd	15,277 VPD (2025)
Speedway Blvd	18,577 VPD (2025)

## DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	9,902	\$72,676	6,708
3 Miles	92,942	\$69,951	54,082
5 Miles	219,238	\$73,237	113,051

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3/6/2026

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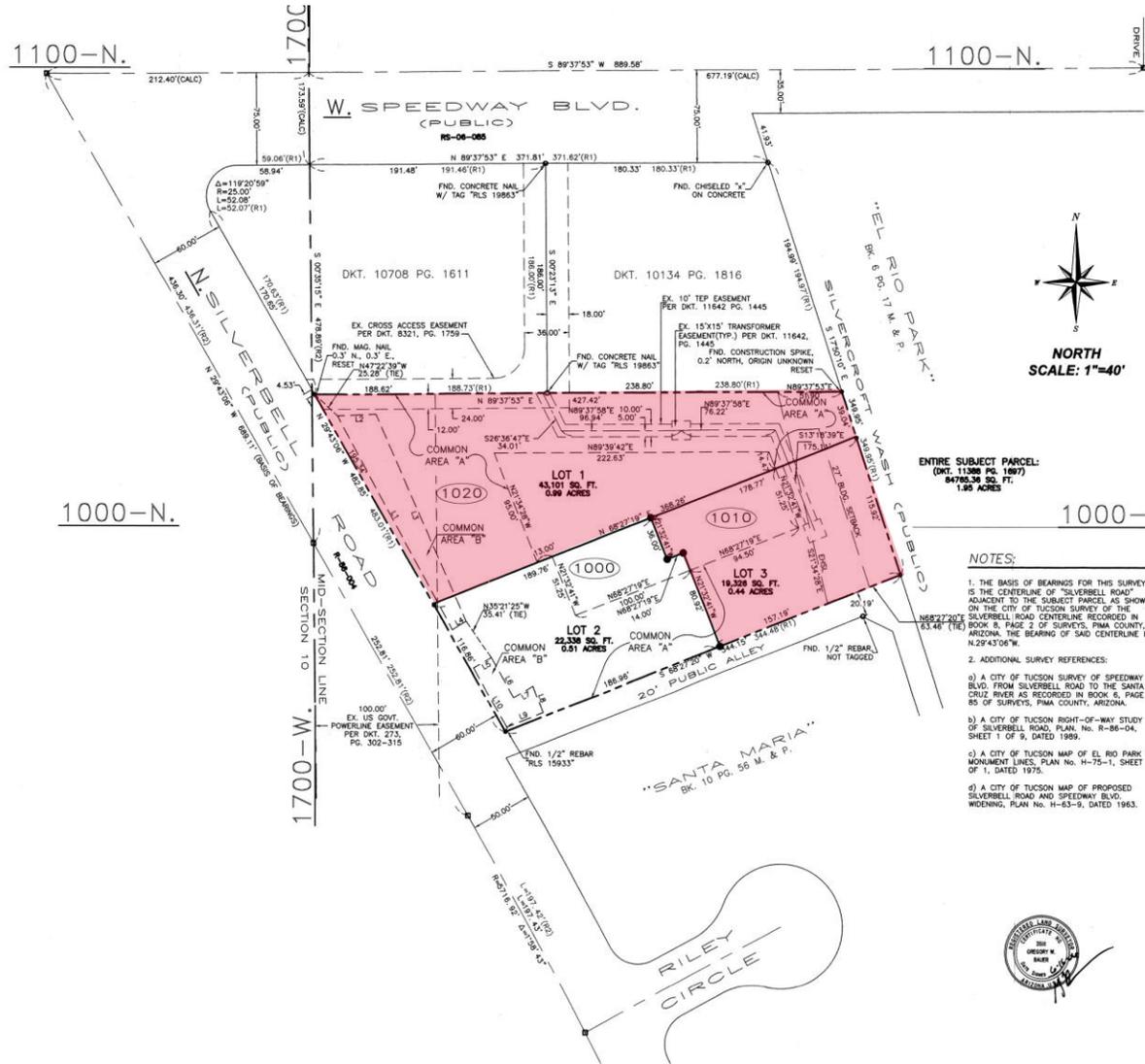
**Dave Hammack** / Principal / [dhammack@picor.com](mailto:dhammack@picor.com) / +1 520 546 2712

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## PLAT MAP



DETENTION/RETENTION EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L1	195.92	S28°22'32"E
L2	31.23	S87°19'29"W
L3	182.38	N23°37'05"W
L4	13.03	N58°52'25"E
L5	16.72	N59°49'20"E
L6	36.53	N29°42'16"W
L7	17.92	S60°17'44"W
L8	22.92	N21°34'28"W
L9	31.73	N68°27'20"E
L10	54.57	S29°42'09"E

- LEGEND:**
- PROJECT BOUNDARY
  - CENTERLINE
  - PROPOSED PARCELS BY THIS PLAT
  - SECTION LINE
  - RIGHT-OF-WAY (ROW)
  - EASEMENTS
  - SETBACK LINE
  - DETENTION RETENTION EASEMENT BY THIS PLAT
  - EHSL EROSION HAZARD SETBACK
  - SET 1/2" REBAR TAGGED "RLS 3011"
  - FOUND MONUMENT AS NOTED
  - FND. BRASS CAP SURVEY MONUMENT IN HANDHOLE
  - (R1) RECORD DIMENSION PER RECORDED DEEDS
  - (R2) RECORD DIMENSION PER BK. 8 PG. 2 R.O.S.
  - IRON PIN TO BE SET

- NOTES:**
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF "SILVERBELL ROAD" ADJACENT TO THE SUBJECT PARCEL AS SHOWN ON THE CITY OF TUCSON SURVEY OF THE SILVERBELL ROAD CENTERLINE RECORDED IN BOOK 8, PAGE 2 OF SURVEYS, PIMA COUNTY, ARIZONA. THE BEARING OF SAID CENTERLINE IS N.29°43'06"W.
  - ADDITIONAL SURVEY REFERENCES:
    - a) A CITY OF TUCSON SURVEY OF SPEEDWAY BLVD. FROM SILVERBELL ROAD TO THE SANTA CRUZ RIVER AS RECORDED IN BOOK 6, PAGE 85 OF SURVEYS, PIMA COUNTY, ARIZONA.
    - b) A CITY OF TUCSON RIGHT-OF-WAY STUDY OF SILVERBELL ROAD, PLAN NO. R-88-04, SHEET 1 OF 9, DATED 1989.
    - c) A CITY OF TUCSON MAP OF EL RIO PARK MONUMENT LINES, PLAN NO. H-75-1, SHEET 1 OF 1, DATED 1975.
    - d) A CITY OF TUCSON MAP OF PROPOSED SILVERBELL ROAD AND SPEEDWAY BLVD. WIDENING, PLAN NO. H-83-9, DATED 1963.

C9-60-39  
C9-98-03  
D00-071  
S05-179

**FINAL PLAT**  
A MINOR SUBDIVISION PLAT  
FOR  
**DRABS PUEBLO COMPLEX**  
LOTS 1-3, COMMON AREAS "A" AND "B"  
COMMON AREA "A" (PARKING AND ACCESS LANES, DRAINAGE STRUCTURES, PRIVATE SEWER, SIDEWALKS AND LANDSCAPING)  
COMMON AREA "B" (DETENTION/RETENTION BASINS)

A RESUBDIVISION OF A PORTION OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 13 EAST, G. & S. R. M., PIMA COUNTY, ARIZONA.

ORACLE ENGINEERING GROUP, INC.  
199 EAST FORT LOWELL TEL: (520) 292-6711  
TUCSON, AZ 85705 FAX: (520) 292-6144

**SHEET 2 OF 2**

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