

I PROPERTY HIGHLIGHTS

- ± 0.72-Acre Lot for Ground Lease (Existing 4,171 SF Second-Generation Restaurant)
- Outparcel to the Quality Inn Tucson
- Densely populated area of Tucson with over 95,000 residents in a 3-mile radius
- Excellent visibility with ±29,100 vehicles per day on W Starr Pass Blvd
- Highway visible pylon signage available
- Lease type - NNN

CONTACT BROKER FOR ASKING RATE



Demographic summary

	1 Mile	3 Mile	5 Mile
Population	7,523	95,522	251,666
Average HH Income	\$71,431	\$56,377	\$59,788
Daytime Population	6,761	83,054	152,392
Median Age	37.1	30.4	33.0

Traffic counts

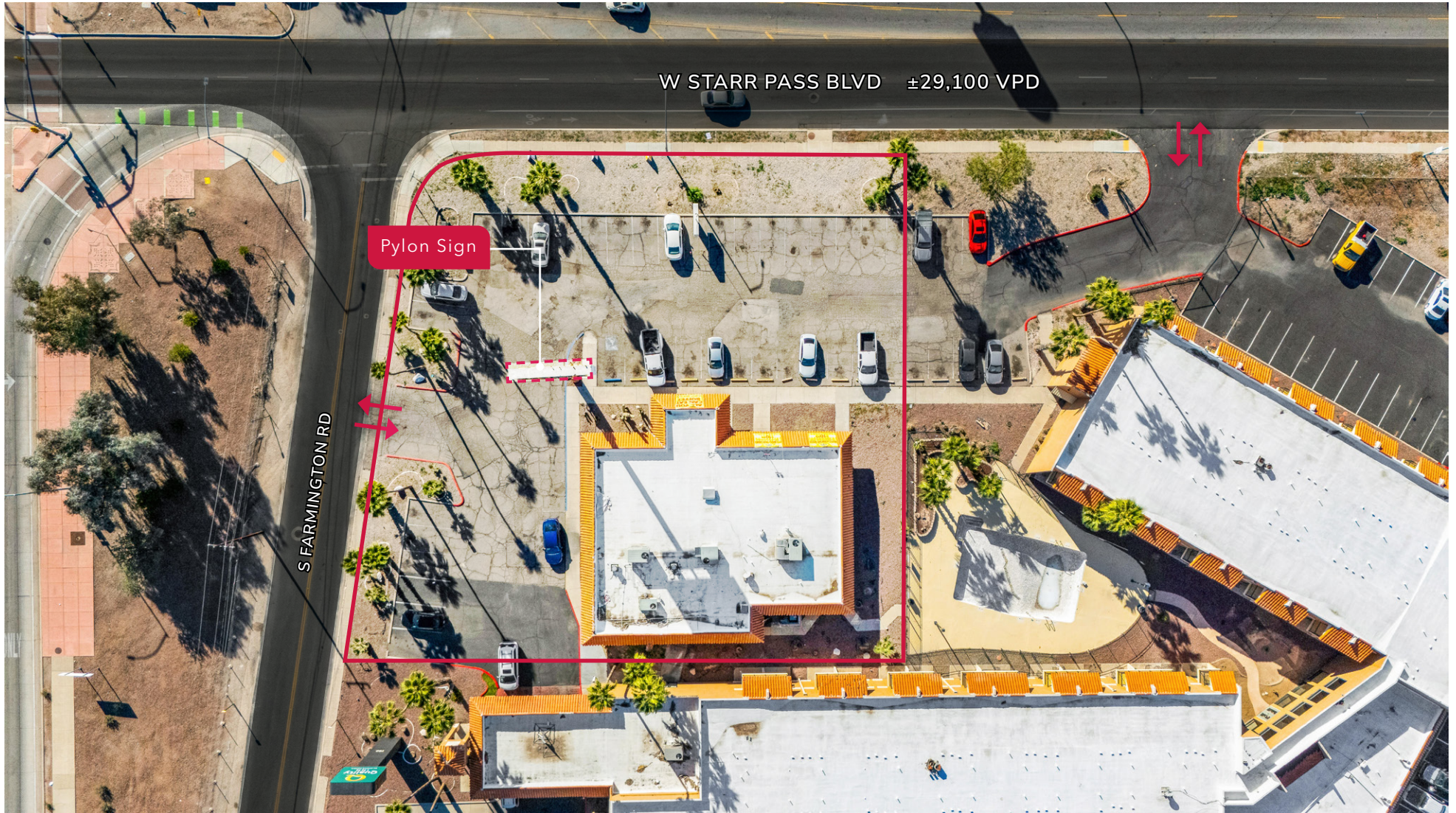
STREET	VPD
W Starr Pass Blvd	±29,100 VPD
I-10	±179,600 VPD

Source: CoStarGroup

Join Area
Retailers



| SITE MAP



AERIAL



210
TEXAS

5 MARKET & RESTAURANT
Breakfast • lunch • deli • grocery

CUSHING
BUSINESS
CENTER

ROSEBUD
BAKERY

DRACHMAN
MONTESSORI
SCHOOL

210
TEXAS

CIRCLE K
Top 10% in Nation
Per Placer.ai

RESTAURANT
DEPOT

INTERSTATE
10
ARIZONA

I-10 ±179,600 VPD

INTERSTATE
10
ARIZONA

6

SUBJECT
SITE

QUALITY
INN

WAFFLE
HOUSE

Super
8

W STARR PASS BLVD ±26,100 VPD

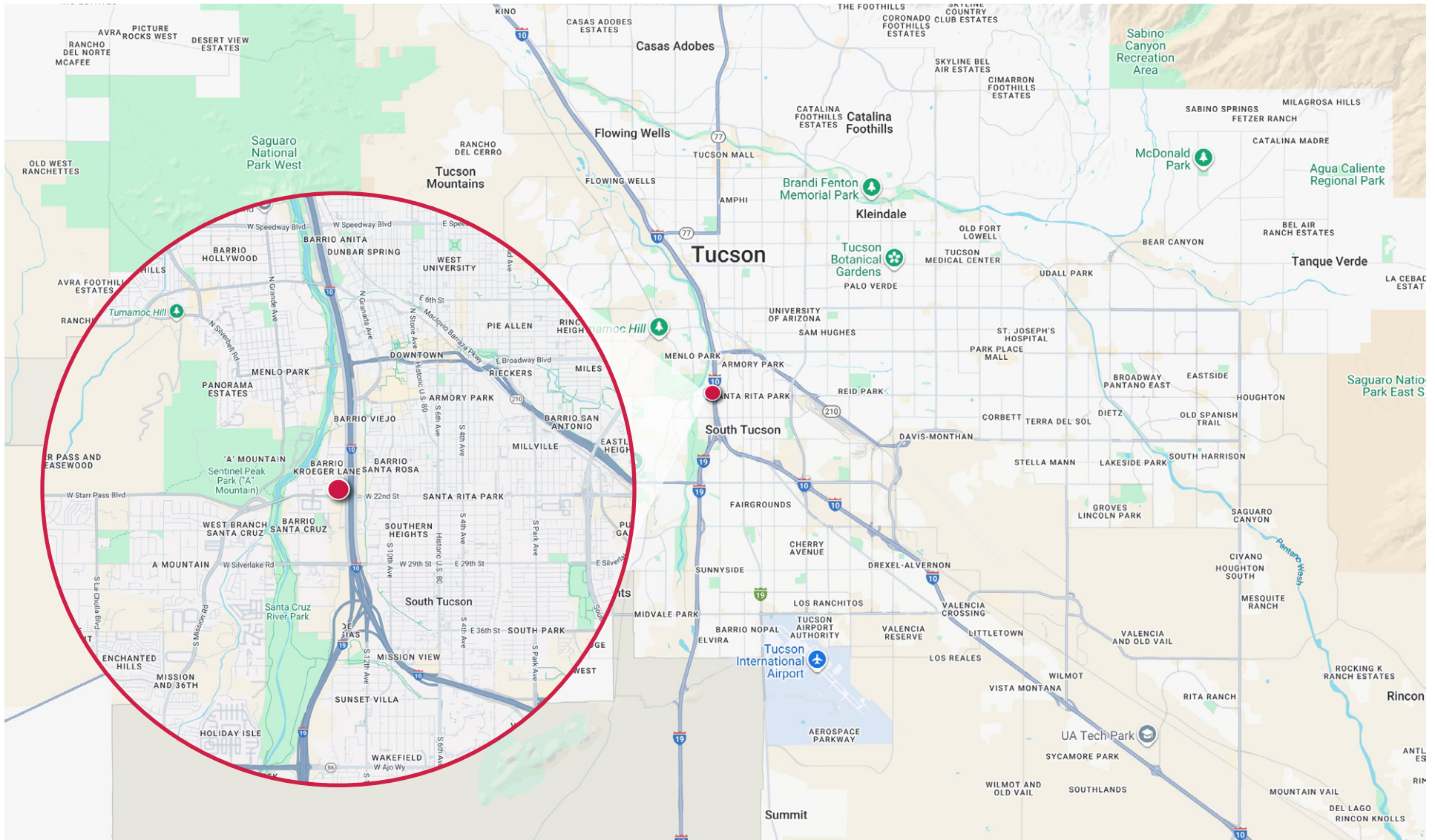
I AERIAL



AERIAL



LOCATION MAP



748 W STARR PASS BLVD

TUCSON | AZ | 92024



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