

7740 East Speedway Boulevard



Freestanding Building for Lease

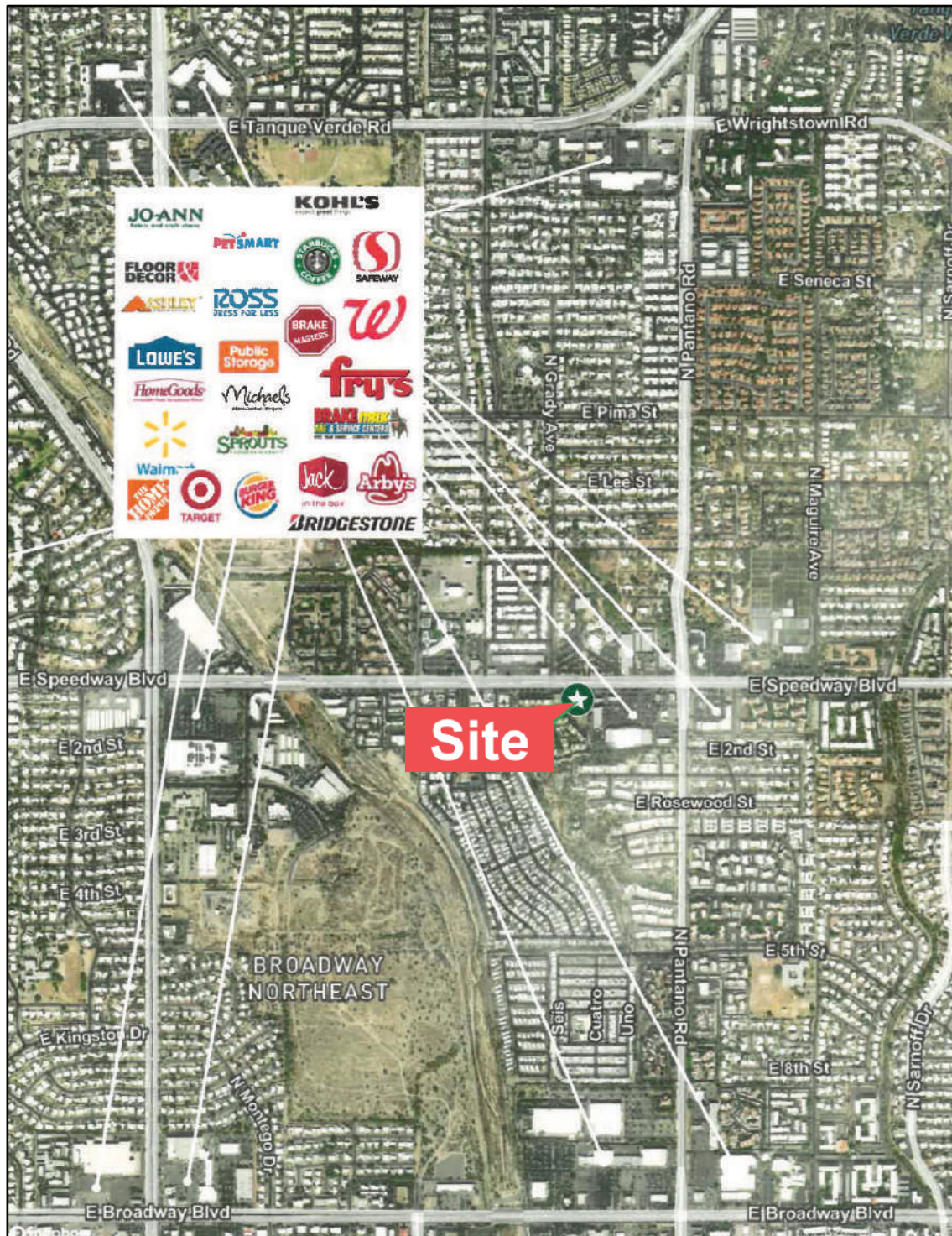
- Location:** 7740 East Speedway Boulevard (between Kolb Road and Pantano Road).
- Building:** ±6,689 SF former credit union branch including two built-in drive-thru lanes under roof.
- Lease:** CALL FOR LEASE RATE & PURCHASE INFORMATION
- Site:** ±47,202 SF (±1.08 acres) **Zoning:** C-1, City of Tucson
- Property Taxes:** \$14,062.48 (2025) **Parcel #:** 133-23-093D
- Features:** Freestanding building site on the going-home side of Speedway Boulevard.

LYNN TAYLOR
lynn@whirlygig.com
520-546-9003
BARRY KITAY
barry@whirlygig.com

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Tucson, AZ 85710



Whirlygig Properties, LLC >> Commercial Real Estate Excellence
PO Box 31058, Tucson, Arizona 85751-1058 520-546-9003 www.whirlygig.com

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Building Highlights

- Building:** ±6,689 SF former bank branch, including 2 drive-thru lanes under roof.
- Parking:** 36 parking spaces with 2 points of access off of Speedway Boulevard. May be able to increase parking to 58 spaces.
- HVAC:** 4 units located in rear of building.
- Roof:** Pitched metal roof - no warranty.
- Electric:** 120/208 volts 3-phase with approx. 400 amps.
- Monument Sign:** Multi-slat, lighted monument sign.

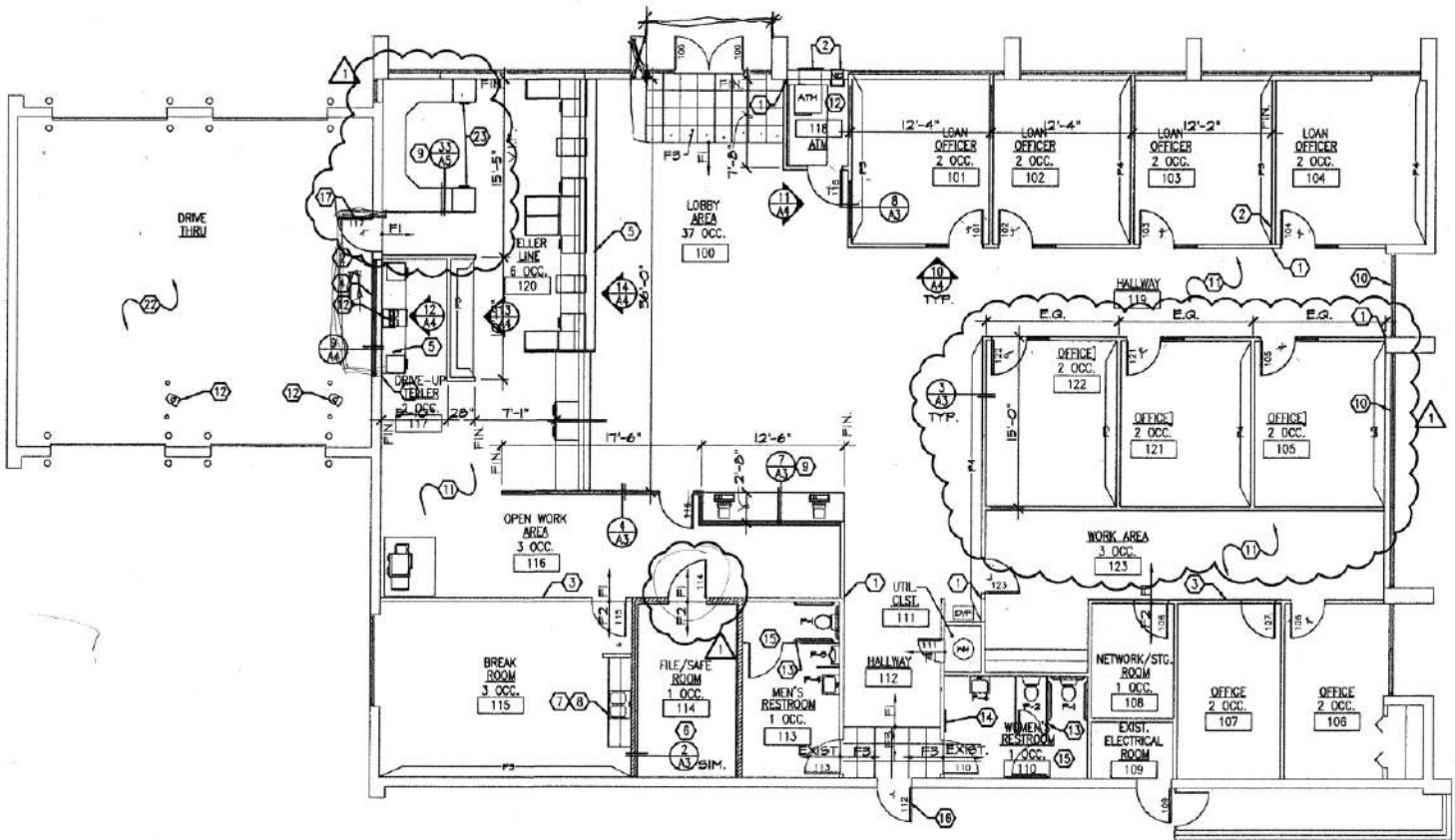
| Demographics | | | | Traffic Counts | |
|----------------|----------|----------|----------|----------------|---------------------|
| | 1 mile | 3 miles | 5 miles | | Source ADOT 12-2021 |
| Population | 13,585 | 104,387 | 238,872 | Speedway Blvd | 36,316 VPD |
| Households | 6,877 | 48,439 | 105,339 | Pantano Rd | 23,276 VPD |
| Avg. HH Income | \$53,588 | \$70,139 | \$73,643 | Total VPD | 59,592 VPD |



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ARCHITECTURAL FLOOR PLAN

SCALE: 1/8"=1'-0"



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