

FOR SALE \$825,000 INVESTMENT / OWNER-USER

3565 East Speedway Blvd, Suite 171 - Tucson, Arizona 85716



LUCINDA BLISS Vice President / Associate Broker

Direct Phone: (602) 241-0006
lucinda.bliss@orionprop.com



PROPERTY OVERVIEW

Sale Price: **\$825,000**

Price PSF: **\$213.73**

GBA: **3,860 SF**

Lot Size: **0.24 AC (10,454 SF)**

Tenant: **Nur Import Market Groceries and Restaurant
(In Business Since 2008 and New Operator
Since 2023)**

Year Built: **1965 (Renovated 2008)**

Parcel/APN: **122-18-450B**

Zoning: **C-2, City of Tucson**

Cross Streets: **Speedway Blvd & Richey Blvd**

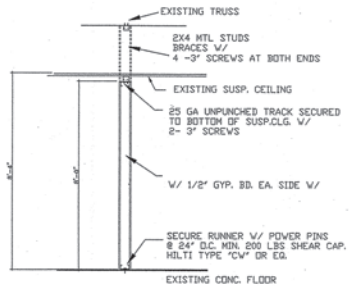


INVESTMENT / OWNER-USER

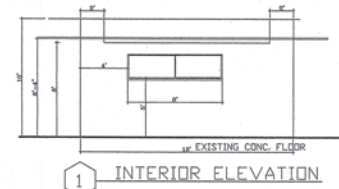
- Great Visibility and Frontage on Major Thoroughway Speedway Boulevard (46,014 VPD)
- Ideal Midtown Location near The University of Arizona & Downtown Tucson
- Unique Ethnic Market Serving Tucson For 16 Years
- Tenant Lease Expires 12/31/25 But Will Extend
- Shared Ingress / Egress

PROPERTY FLOOR PLAN

NO.	DESCRIPTION	MANUFACTURER	MODEL NUMBER	NOTES	COMMENTS	ELECTRICAL	SIZE
1	FL. WIND SHIELD	TURBO AIR	TSD-10	HPF APPROVED W/ SPLASH GUARD		ELECTRICAL	10' X 10'
2	60" FREEZER AS L.S.	FRIGIDAIRE	FFD-60	HPF APPROVED			30" X 30"
3	60" W/ FREEZER	FRIGIDAIRE	FFD-60	HPF APPROVED			30" X 30"
4	60" W/ FREEZER	FRIGIDAIRE	FFD-60	HPF APPROVED			30" X 30"
5	1 DOOR REFRIGERATOR	TRUE FOOD EQUIPMENT	T-10P	UL AND HPF APPROVED		SEV-7.2.6A	30" X 30"
6	2 DOOR REFRIGERATOR	TRUE FOOD EQUIPMENT	T-20P	UL AND HPF APPROVED		SEV-7.2.6A	30" X 30"
7	4' X 3' W/ SINK	CAPSTONE		HPF AND UL LISTED		ELECTRICAL	2' X 3' 10"
8	1 DOOR REFRIGERATOR	FRIGIDAIRE		HPF AND UL LISTED		ELECTRICAL	2' X 3' 10"
9	1 FINE SUPPRESSION SYSTEM						



1 INTERIOR PARTITION

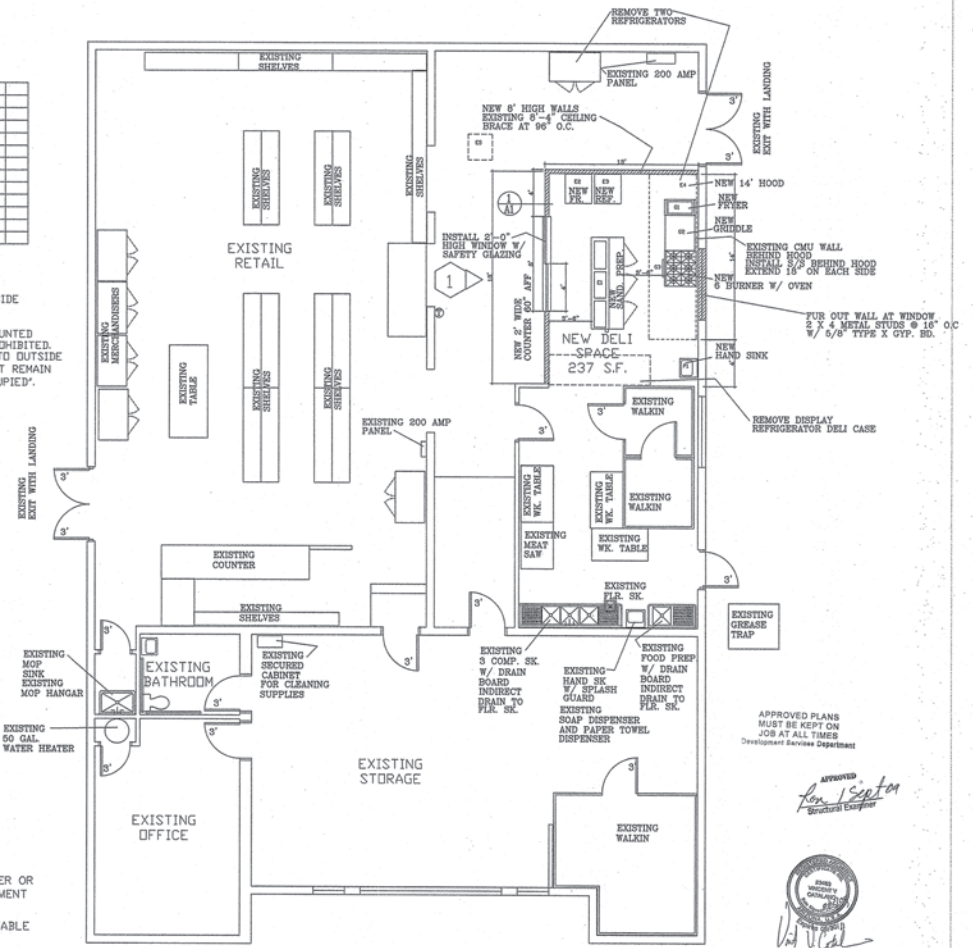


1 INTERIOR ELEVATION

PLAN NOTES:
 ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
 MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
 EXISTING MAIN EXIT IDENTIFIED ON PLAN TO OUTSIDE TO HAVE A SIGN READING 'THIS DOOR MUST REMAIN UNLOCKED AT ALL TIMES BUILDING IS OCCUPIED' (WITH 1" HIGH LETTERS).
 PROVIDE EXIT SIGNS AT DOORS.
 THIS SPACE IS HANDICAPPED ACCESSIBLE.

COUNTY HEALTH STANDARD REQUIREMENTS SINKS
 1. SPLASH GUARDS ON ALL HAND SINKS.
 2. EPOXY PAINT HAVE SMOOTH, NO TEXTURE (NO ORANGE PEEL, NO "KNOCK DOWN") FINISH IN KITCHEN. SEALED CONCRETE FLOOR OR APPROVED TILE MUST USE EPOXY IMPREGATED GROUT OR COUNTY HEALTH APPROVED EQUAL IN KITCHEN.
 3. CEILINGS AND WALL SHALL BE WASHABLE, SMOOTH DURABLE AND LIGHT-COLORED IN ALL AREAS OF FOOD PREPARATION AND WARE WASHING.
 4. LIGHTS IN FOOD PREPARATION AREAS ARE TO BE SHIELDED WITH PLASTIC SHIELDS.
 5. DUMPSTER LOCATED IN PARKING AREA.

COOKING EQUIPMENT
 1. PROVIDE ONE PIECE, ATTENUATING ON CASTER OR SPACED 18" FROM WALL OR ADJACENT EQUIPMENT OR EQUIPMENT LINE SEALED TOGETHER.
 SANDWICH TABLE ONE MUST BE EASILY MOVABLE BY DEFINITION OR PLACED ON CASTERS.
DOOR SCHEDULE
 1. ALL DOORS EXISTING.
FINISH SCHEDULE
 1. CEILING - VINYL TILE ABOVE FOOD PREPARATION AND COOKING AREA.
 2. WALLS - SMOOTH FINISH PAINTED.
 3. FLOORING - VINYL TILE



FLOOR PLAN SCALE 1/4"

APPROVED PLANS MUST BE KEPT ON JOB AT ALL TIMES
 Development Services Department

APPROVED
 Roy V. Spector
 Structural Engineer

SEAL

VVC DESIGN ARCHITECT
 1920 W. CASSIM LN
 TUCSON AZ (520)575-7040

NUR MARKET A1
 DRAWN BY VVC DATE 06/20/2019 SHEET 2 OF 18
 CHECKED BY VVC

PARCEL VIEW: ±10,454-square-foot of fee simple land



ZONED C-2,
CITY OF TUCSON

A THE UNIVERSITY
OF ARIZONA.

NEARBY
**THE UNIVERSITY OF
ARIZONA**



FRONTAGE ON HIGHLY
TRAFFICKED **SPEEDWAY
BOULEVARD**

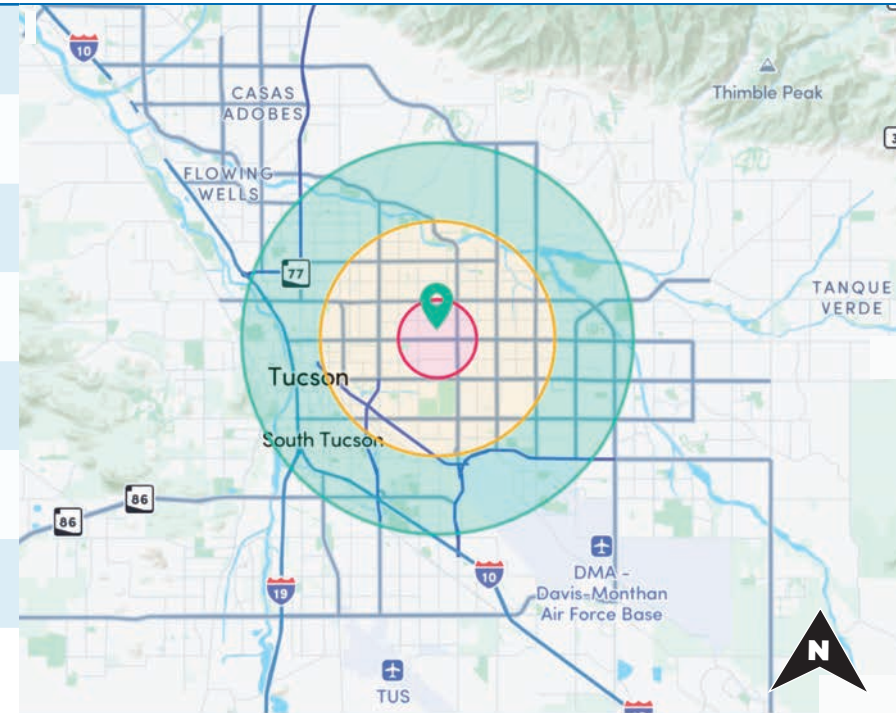
DISTANT AERIAL MAP Tucson, Arizona



DEMOGRAPHICS

2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	21,419	196,085	433,936
Estimated Population:	14,940	125,484	267,408
2028 Proj. Residential Population:	15,157	127,926	275,378
Average Household Income:	\$82,161	\$78,845	\$80,785
Total Employees:	6,479	70,601	166,529
Median Age:	36.2	34.7	35.7
Housing Units:	9,140	65,228	136,216
Total Households:	8,006	58,165	121,652

DEMOGRAPHIC RADIUS RINGS



✓ **5 Mile**
Daytime Population
433,936

✓ **5 Mile**
Avg. Household Income
\$80,785

✓ **3 Mile**
Median Age
34.7

✓ **5 Mile**
Housing Units
136,216



ORION Investment Real Estate

7150 East Camelback Road, Suite 425
Scottsdale, Arizona 85251



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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.

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