

FOR SALE \$825,000 INVESTMENT OPPORTUNITY

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



LUCINDA BLISS Vice President / Associate Broker

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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**

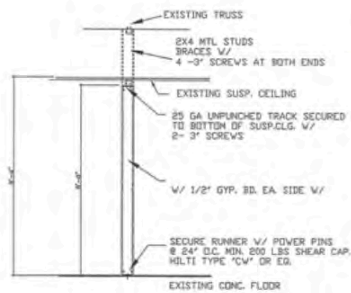


INVESTMENT OPPORTUNITY

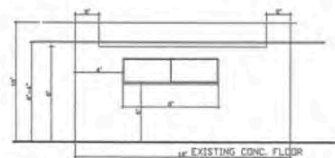
- Great Visibility and Frontage on Major Thoroughway Speedway Boulevard (46,014 VPD)
- Ideal Midtown Location near The University of Arizona & Downtown Tucson
- Unique Ethnic Market Serving Tucson For 16 Years
- Tenant Lease Expires 12/31/2030 with a 5 Year Option to Extend
- Shared Ingress / Egress

PROPERTY FLOOR PLAN

NO.	ITEM	MANUFACTURER	MODEL NUMBER	REMARKS	DATE	STATUS
1	NEW SINK	TRUSS	TRUSS	NEW APPROVED W/PLATE GUARD	10/1/10	
2	NEW SINK	TRUSS	TRUSS	NEW APPROVED W/PLATE GUARD	10/1/10	
3	NEW SINK	TRUSS	TRUSS	NEW APPROVED W/PLATE GUARD	10/1/10	
4	NEW SINK	TRUSS	TRUSS	NEW APPROVED W/PLATE GUARD	10/1/10	
5	NEW SINK	TRUSS	TRUSS	NEW APPROVED W/PLATE GUARD	10/1/10	
6	NEW SINK	TRUSS	TRUSS	NEW APPROVED W/PLATE GUARD	10/1/10	
7	NEW SINK	TRUSS	TRUSS	NEW APPROVED W/PLATE GUARD	10/1/10	
8	NEW SINK	TRUSS	TRUSS	NEW APPROVED W/PLATE GUARD	10/1/10	
9	NEW SINK	TRUSS	TRUSS	NEW APPROVED W/PLATE GUARD	10/1/10	
10	NEW SINK	TRUSS	TRUSS	NEW APPROVED W/PLATE GUARD	10/1/10	
11	NEW SINK	TRUSS	TRUSS	NEW APPROVED W/PLATE GUARD	10/1/10	
12	NEW SINK	TRUSS	TRUSS	NEW APPROVED W/PLATE GUARD	10/1/10	
13	NEW SINK	TRUSS	TRUSS	NEW APPROVED W/PLATE GUARD	10/1/10	
14	NEW SINK	TRUSS	TRUSS	NEW APPROVED W/PLATE GUARD	10/1/10	
15	NEW SINK	TRUSS	TRUSS	NEW APPROVED W/PLATE GUARD	10/1/10	
16	NEW SINK	TRUSS	TRUSS	NEW APPROVED W/PLATE GUARD	10/1/10	
17	NEW SINK	TRUSS	TRUSS	NEW APPROVED W/PLATE GUARD	10/1/10	
18	NEW SINK	TRUSS	TRUSS	NEW APPROVED W/PLATE GUARD	10/1/10	
19	NEW SINK	TRUSS	TRUSS	NEW APPROVED W/PLATE GUARD	10/1/10	
20	NEW SINK	TRUSS	TRUSS	NEW APPROVED W/PLATE GUARD	10/1/10	



1 INTERIOR PARTITION



1 INTERIOR ELEVATION

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 IMPREGNATED 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

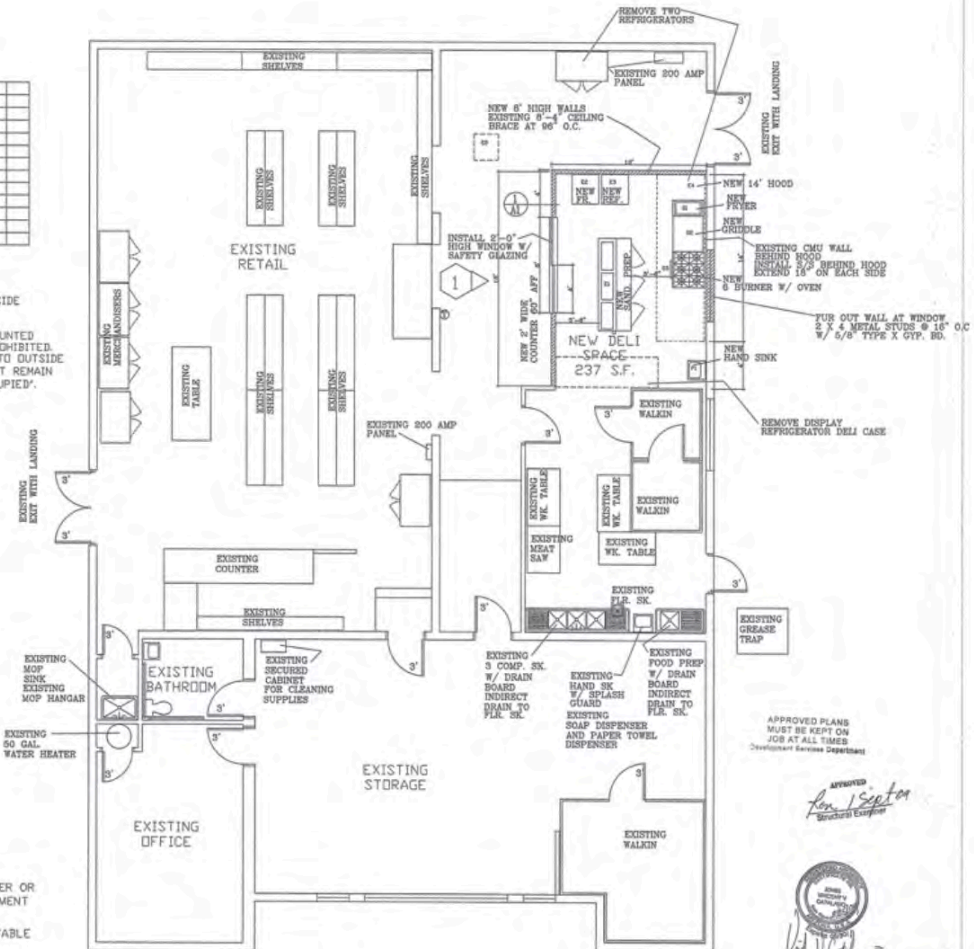
PLAN NOTES:

ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.

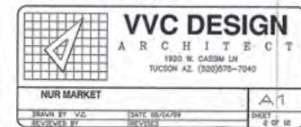
MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED. EXISTING MAIN EXIT IDENTIFIED ON PLAN TO OUTSIDE TO HAVE A SIGN READING "THIS DOOR MUST REMAIN UNLOCKED AT ALL TIMES BUILDING IS OCCUPIED". (WITH 1" HIGH LETTERS).

PROVIDE EXIT SIGNS AT DOORS.

THIS SPACE IS HANDICAPPED ACCESSIBLE.



FLOOR PLAN
SCALE 1/4"



PARCEL VIEW: $\pm 10,454$ -square-feet of fee simple land



ZONED C-2,
CITY OF TUCSON

THE UNIVERSITY
OF ARIZONA.

NEARBY
THE UNIVERSITY OF
ARIZONA



FRONTAGE ON HIGHLY
TRAFFICKED **SPEEDWAY**
BOULEVARD

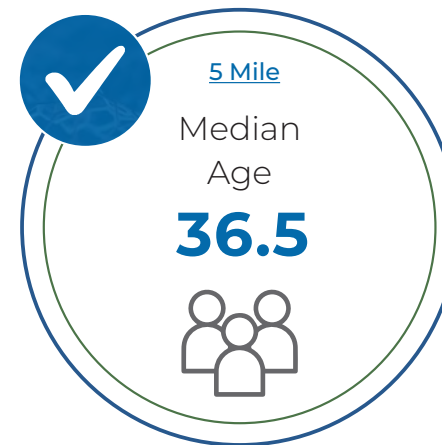
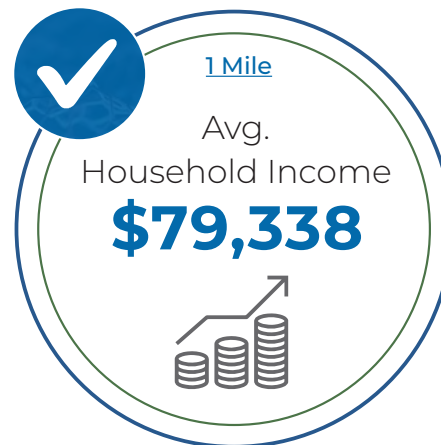
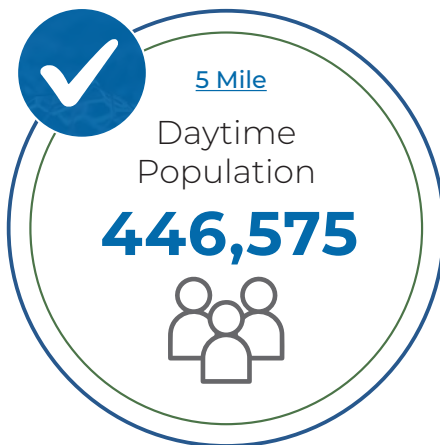
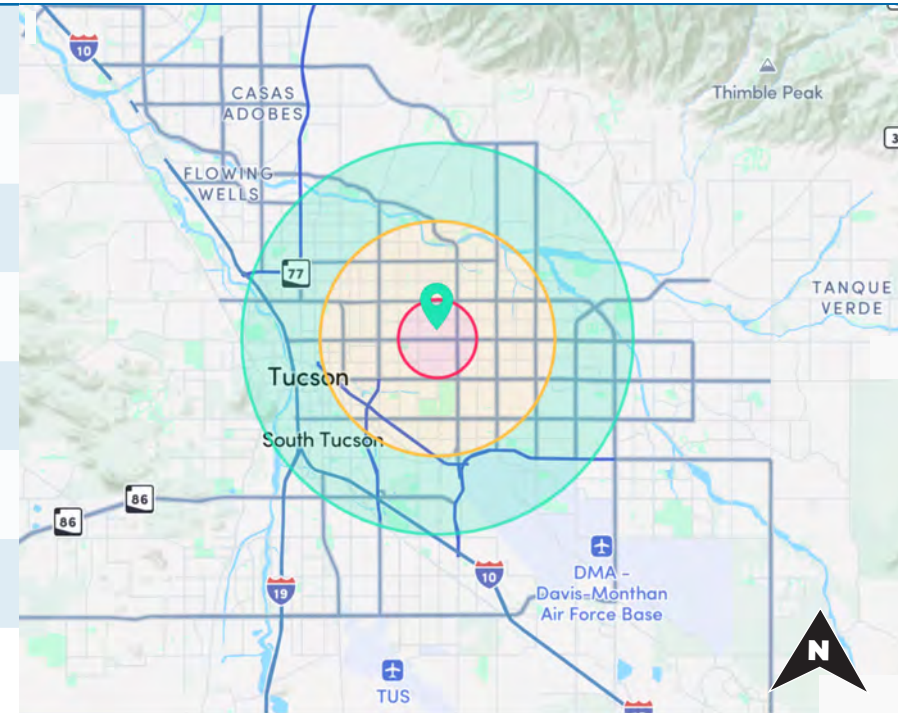
DISTANT AERIAL MAP Tucson, Arizona



DEMOGRAPHICS

2025 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	23,844	203,537	446,575
Estimated Population:	17,195	133,374	278,065
2030 Proj. Residential Population:	17,176	131,702	276,491
Average Household Income:	\$79,338	\$74,380	\$76,720
Total Employees:	6,649	70,163	168,510
Median Age:	37.8	35.6	36.5
Housing Units:	9,484	66,707	139,610
Total Households:	8,385	60,073	126,043

DEMOGRAPHIC RADIUS RINGS





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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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