



OFFERING MEMORANDUM

Former Starbucks Drive-Thru Retail Property

6960 E 22nd Street, Tucson, Arizona APN: 135-02-134B

Asking Price: \$3,200,000

Executive Summary

Skyview Realty Inc. is pleased to present the opportunity to acquire a **freestanding retail building with drive-thru** located at a signalized, high-traffic intersection in Tucson, Arizona.

The property was previously occupied by Starbucks under a long-term lease and is now **vacant**, offering investors and owner-users a rare opportunity to reposition and lease the asset at current market rents.

This offering provides significant upside through lease-up and stabilization in a proven retail corridor with strong traffic counts and established surrounding businesses.



Property Overview

- **Property Type:** Freestanding Retail (Drive-Thru)
 - **Building Size:** ±2,400 SF
 - **Lot Size:** Approx. 0.69 Acres
 - **Year Renovated:** 2022 (modern construction)
 - **Zoning:** Commercial (C-2)
 - **Parking:** Ample on-site parking
 - **Drive-Thru:** Existing and fully functional
 - **Current Status:** Vacant
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Location Overview

The property is located along **E 22nd Street**, one of Tucson's primary retail corridors, benefiting from:

- **±40,000–50,000 vehicles per day**
- Signalized intersection with excellent ingress/egress
- Dense residential population and strong daytime traffic
- Proximity to national retailers, restaurants, and service providers

This location has historically supported high-performing retail tenants and remains a highly desirable site for drive-thru users.

Investment Highlights

- **Former Starbucks Location** – Proven successful retail site
 - **Drive-Thru Asset** – Highly sought-after and limited supply
 - **Freestanding Building** – No shared tenancy risk
 - **High Visibility Corner** – Strong exposure and accessibility
 - **Modern Construction (2022)** – Minimal capital expenditure required
 - **Flexible Exit Strategy** – Lease and hold, reposition, or owner-user
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Contact Information

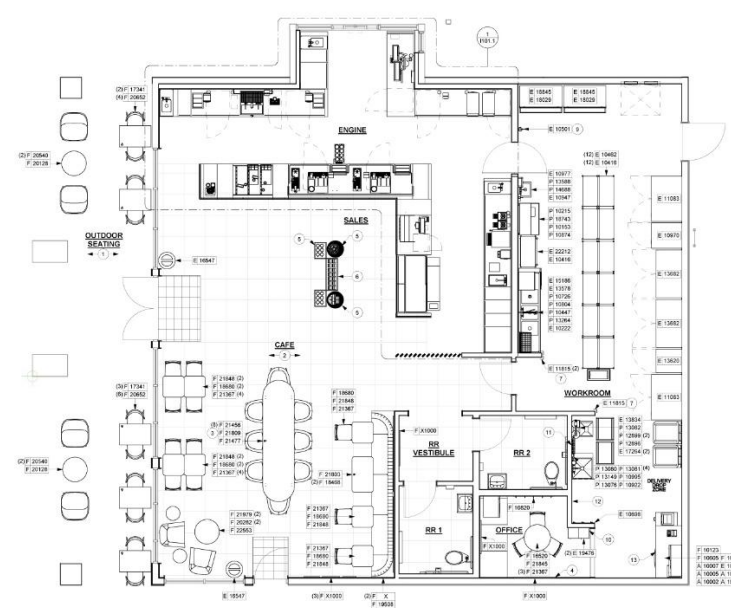
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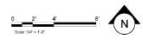






- KEYED NOTES**
1. INSTALL EXTERIOR FURNITURE THROUGHOUT AS SHOWN.
 2. METAL CASE FURNITURE THROUGHOUT AS SHOWN.
 3. COMPARITY TABLE. SEE FURNITURE SCHEDULE.
 4. COMMUNITY BOARD. SEE INTERIOR FINISH ELEVATIONS.
 5. PLACE MERCHANDISE FIXTURES AND METAL FLOOR BASKETS FOR PLAN. STORE OPERATORS TO CHECK METAL FLOOR BASKETS.
 6. MERCHANDISE DISPLAY. SEE DETAILS XREFS FOR MORE INFORMATION. ASSEMBLY OF MERCH. BAYS WITH STOREFRONT DISPLAY FRAME. CENTER MERCH. BAYS WITH CENTERLINE OF WALL BEHIND.
 7. METAL CORNER GUARDS AS INDICATED. SEE INTERIOR FINISH ELEVATIONS.
 8. LOCATION OF SWITCH GEAR AND THERMOSTAT CONTROLS.
 9. LOCATION OF FIRE EXTINGUISHER.
 10. SECURE LOCKERS TO WALL.
 11. VENDOR TO INSTALL WATER FILTRATION SYSTEM PER MANUFACTURER'S REQUIREMENTS. SEE TO PROVIDE PLUMBING AND ELECTRICAL REQUIREMENTS.
 12. WATER HEATER LOCATED ABOVE. SEE PLUMBING DRAWINGS.
 13. MANAGERS DESK. SEE MANAGERS' DESK EQUIPMENT FINISH ELECTRICAL DETAIL FOR ADDITIONAL INFORMATION.
- GENERAL NOTES**
- A. GENERAL CONTRACTOR TO SCHEDULE WITH LOCAL REFRIGERATION CONTRACTOR TO CONDUCT METAL FOOD CASES TESTS. SPECIFIC TESTING. FOR LIST OF APPROVED TESTS. CONTACT CONTRACTOR REPRESENTATIVE.
 - B. THE SITE IS SERVED BY THE MUNICIPAL WATER AND SEWER SYSTEM UNLESS OTHERWISE NOTED.
 - C. ALL FOOD STORAGE SHALL BE 8" (19mm) A.F.F.
 - D. ALL WOOD SURFACES (COUNTERTOPS, SHELVES, CHAIRS) TO BE FINISHED.
 - E. ALL EQUIPMENT AND INSTALLATION SHALL MEET NATIONAL SANITATION FOUNDATION STANDARDS OR EQUIVALENT.
 - F. ALL EQUIPMENT AND CABINETS WILL BE FLUSH MOUNTED TO COUNTERTOP WALLS OR FLOORS OR BE MOUNTED TO WALLS FOR CLEARING.
 - G. CONFIRM ALL NECESSARY EQUIPMENT CLEARANCES PER PRODUCT CUT SHEET OR AS MANUFACTURER'S ELECTRICAL DETAILS.
 - H. FOR LOCATION OF COUNTERTOP EQUIPMENT, REFER TO CASEWORK ELECTRICAL DETAILS.
 - I. EQUIPMENT VENTS SHALL COMPLY AS NOTED THROUGHOUT. EMBLEM ELEMENTS OF OVERHANGING CODES THAT EXPOSED PLACES FOR ACCUMULATION OF DUST, DIRT AND DEBRIS.
 - J. HANGING SINKS OVER SINKS FOR REMOVAL PURPOSES. INSTALLATION AT STORE OPERATOR TO BE COORDINATED WITH STORE CONTRACTOR REPRESENTATIVE.
 - K. BACKLASH BEARING SHALL HAVE A SINGLE SERVICE TOWER AND EQUIP OVERSEER AND ALL HANDS SHALL HAVE A CORNER OR FLANGE OR PROTRUSION PAINT.
 - L. FOR PLUMBING OUTLINES, REFER TO THE PLUMBING DESIGN PLAN. FOR SCHEDULING, REFER TO THE ELECTRICAL DESIGN PLAN.
 - M. SEE ELEVATIONS FOR DISTRIBUTION OF CLIP DISPENSERS.
 - N. PROVIDE FIRE EXTINGUISHERS AS NOTED ON THE APPROVED PLANS FROM THE LOCAL JURISDICTION.

1 FURNITURE, FIXTURES AND EQUIPMENT PLAN
Scale: 1/8" = 1'-0"



DESIGN DEVELOPMENT ONLY - NOT INTENDED FOR CONSTRUCTION USE

