

# FREESTANDING RESTAURANT WITH DRIVE-THRU

5810 E. 22<sup>nd</sup> St | Tucson, AZ

CUSHMAN &  
WAKEFIELD

 **PICOR**

FOR SALE



# FREESTANDING RESTAURANT WITH DRIVE-THRU

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## PROPERTY DETAILS

Building Size	2,292 SF
Land Size	29,800 SF
Sale Price	\$619,000
2025 Property Taxes	\$12,183.76
Tax Parcel No's	131-09-0050
Zoning	C1, City of Tucson
Address	5810 E. 22nd St.

## HIGHLIGHTS

- Occupant is Hogie House restaurant (Do Not Disturb)
- Located on the heavily trafficked 22nd Street
- Hogie House has been operating at this location since 1998
- Building comes with walk-in cooler/freezer, grease trap, and hood/ansul system
- Large grandfathered pole sign on 22nd St
- All personal property sold separately

## TRAFFIC COUNTS

22 <sup>nd</sup> St.	43,499 VPD (2024)
Craycroft Rd.	31,292 VPD (2024)

## DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	15,958	\$71,203	3,747
3 Miles	109,633	\$73,919	54,249
5 Miles	250,015	\$82,796	107,667

**Aaron LaPrise** / Principal / [alaprise@picor.com](mailto:alaprise@picor.com) / +1 520 546 2770

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## INTERIOR PHOTOS



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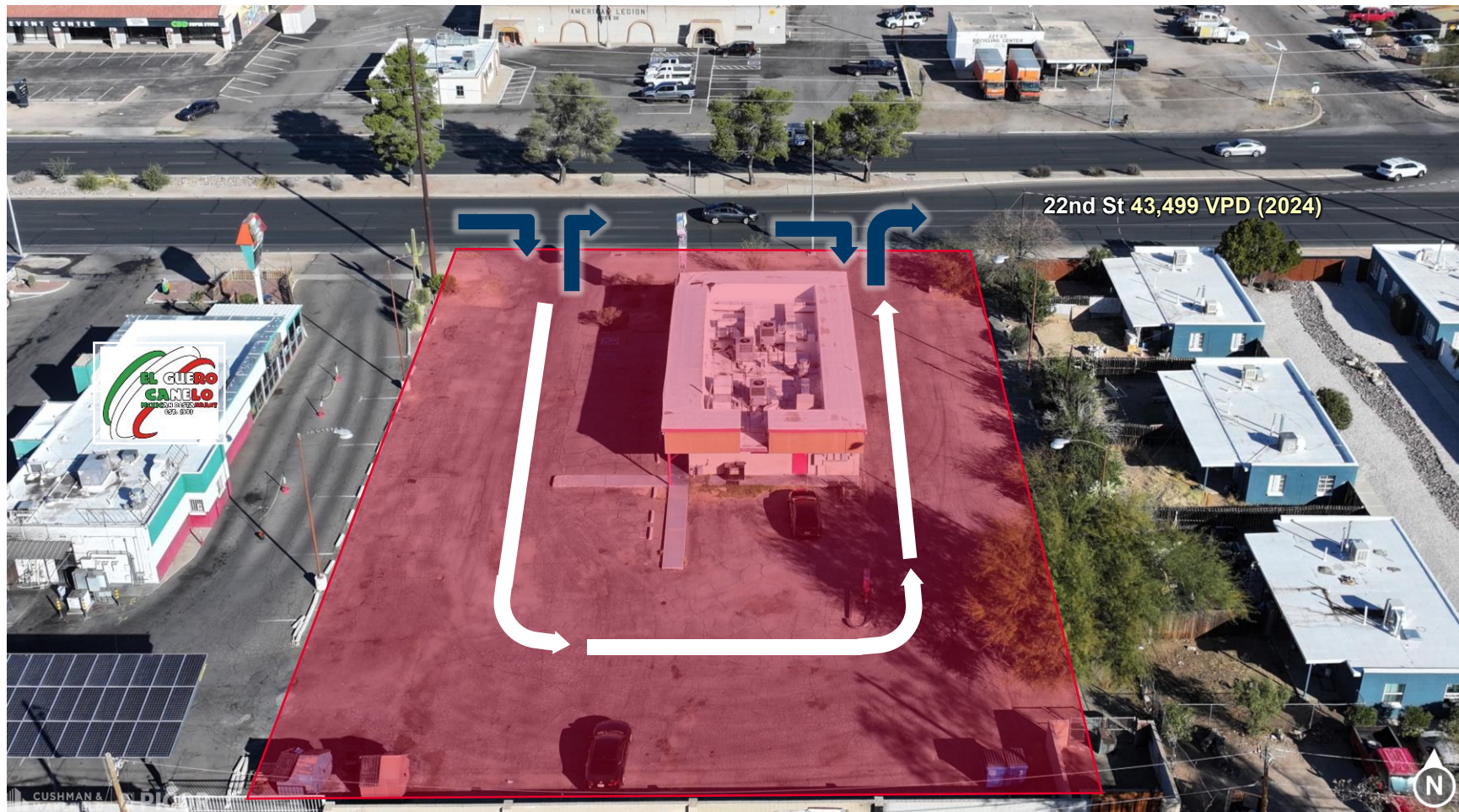
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## AERIAL – DRIVE THRU



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## AERIAL – LOOKING NORTHWEST



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