Speedway Square | 5601-5695 E. SPEEDWAY BLVD.
TUCSON, AZ 85712



RETAIL SPACE FOR LEASE

LARSEN BAKER

6298 E. Grant Rd., Suite#100
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Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen – Designated Broker – Owner/Agent.

AVAILABILITY

Space: *5671 E Speedway Blvd* ± 1,400 SF

5609 E Speedway Blvd ± 15,000 SF

Lease Rate: $15.00 PSF + NNN*

**NNN estimated at $4.08*

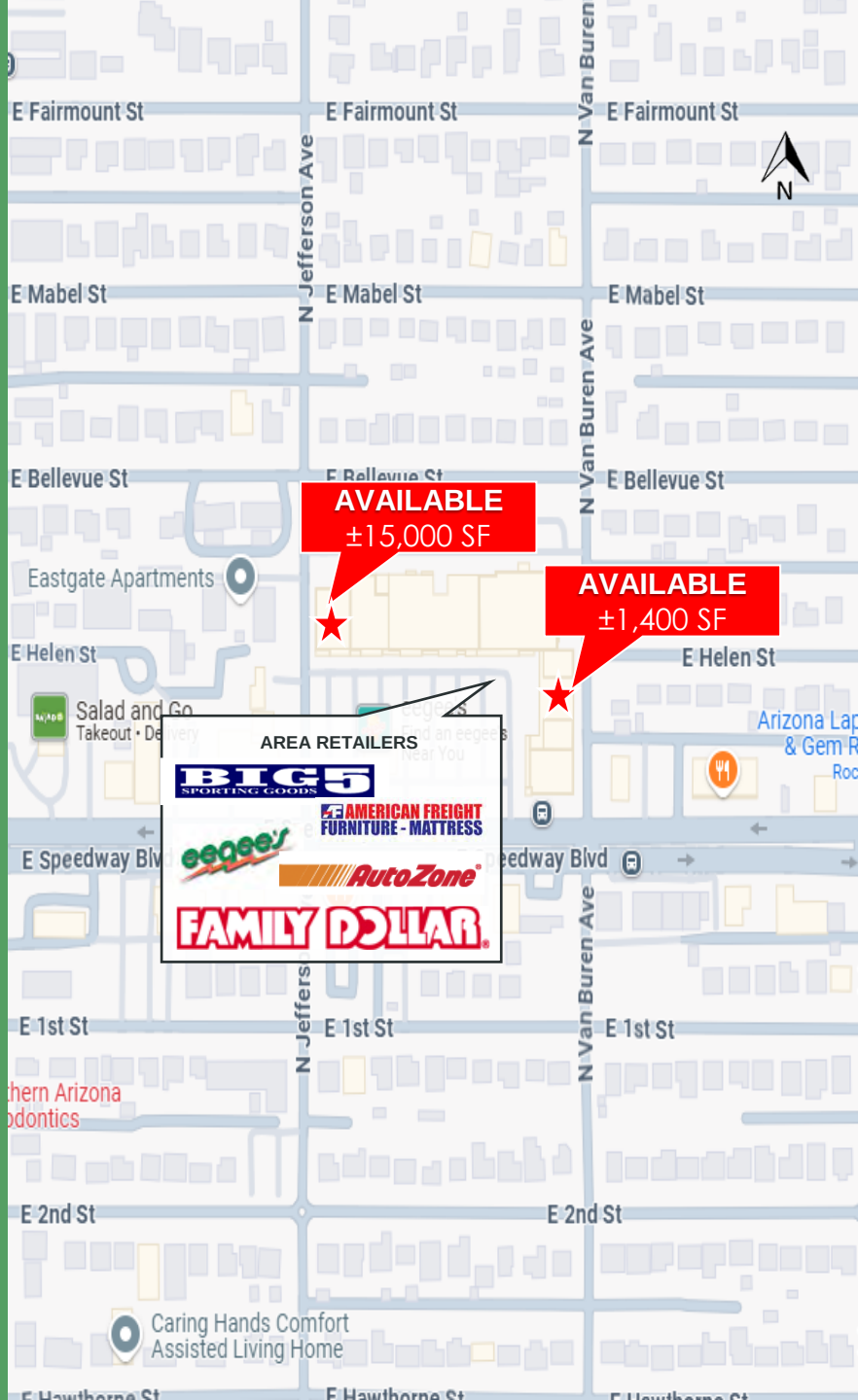
PROPERTY FEATURES

Parking: 4.1/1,000 SF

Zoning: C-1 and C-2

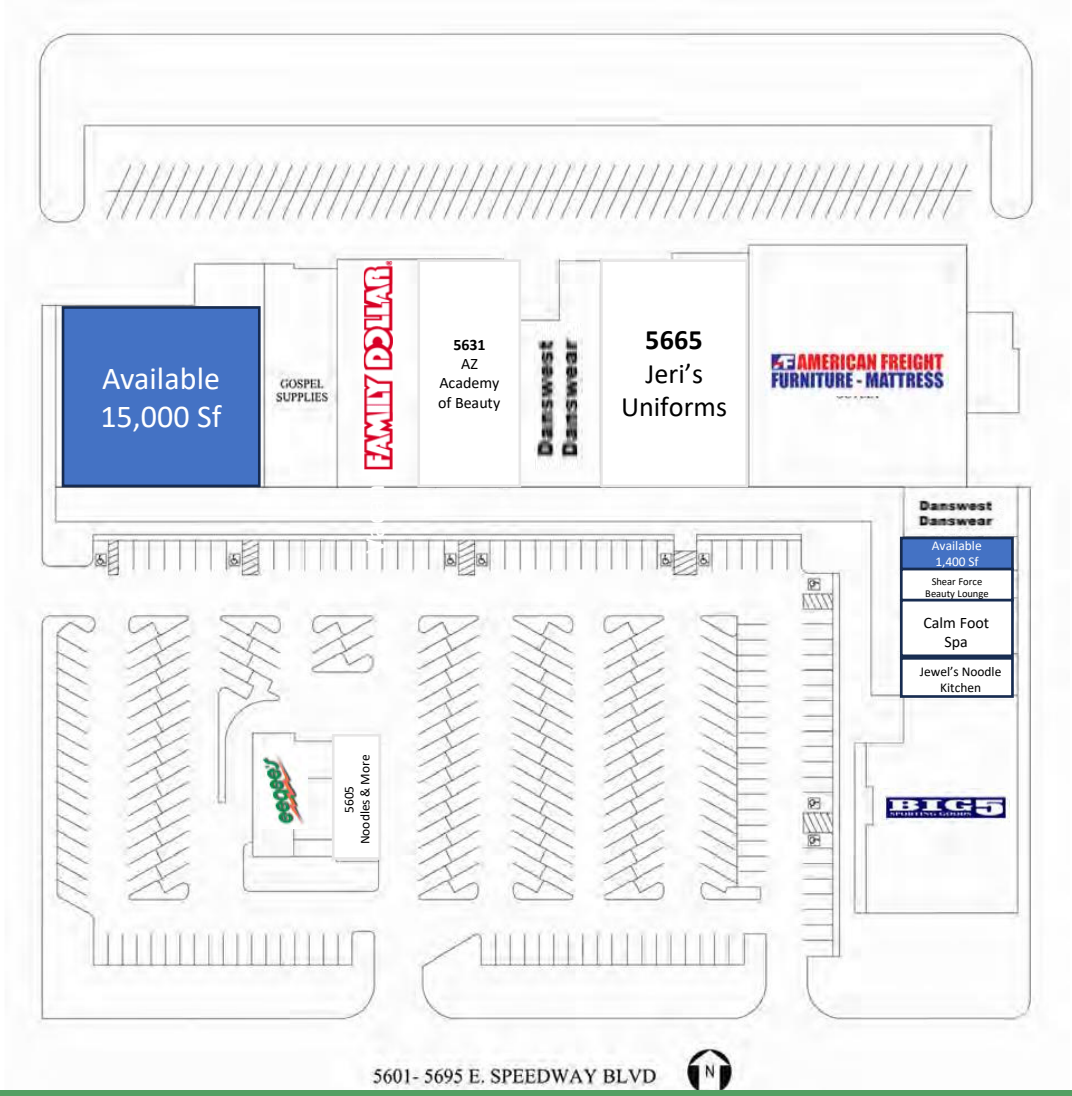
PROPERTY HIGHLIGHTS

- Great visibility
- Located close to the high traffic volume intersection of Speedway Blvd and Craycroft
- Easy ingress/egress
- Variety of national and local tenants



SITE PLAN

Tenant	Location
AVAILABLE	**5609 E. Speedway Blvd.**
Family Dollar	5629 E. Speedway Blvd.
AZ Academy of Beauty	5631 E. Speedway Blvd.
Danswest Danswear	5633 E. Speedway Blvd.
Jeri's Uniform	5665 E. Speedway Blvd.
American Freight	5667.E Speedway Blvd
Danswest Danswear	5669 E. Speedway Blvd.
AVAILABLE	**5671 E. Speedway Blvd.**
Sheer Force	5675 E Speedway Blvd.
Calm Foot Spa	5683 E. Speedway Blvd.
Jewel's Noodle Kitchen	5683 E. Speedway
Big 5	5695 E. Speedway Blvd.
Eegees	5601 E Speedway Blvd.
Noodle & More	5605 E. Speedway Blvd



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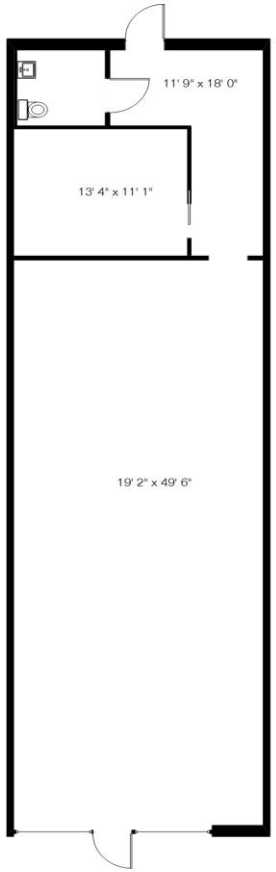
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Floor Plan

The square footages and room size information are deemed to be reliable but are not guaranteed and should be independently verified. This drawing is for marketing purposes only.

5671 E Speedway Blvd

Presented by Isaac Figueroa
Larsen Baker
(520) 490-5385



Gross 1,383 Sq Ft

Site Visit January 2025

0 ft. 6 ft. 10 ft. 20 ft.

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Floor Plans First!
See the Floor Plan First
FloorPlansFirst.com
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DEMOGRAPHICS (2024)

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	15,355	115,537	264,417
Average Family Income	$67,790	$76,184	$83,184
Employees	9,983	75,548	159,025



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