SPEEDWAY CRAYCROFT PLAZA | 5460 - 5480 E.SPEEDWAY BLVD. TUCSON, AZ 85711



RETAIL SPACE FOR LEASE

LARSEN BAKER

6298 E. Grant Rd., Suite#100
Tucson, AZ 85712
P: 520.296.0200
F: 520.296.1571
www.larsenbaker.com
Owner/Agent

Isaac Figueroa, CCIM, SIOR
Principal, Vice President
520.296.0200 x218
isaac@larsenbaker.com

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

In-Line Space: Suite 109A ±1,680 SF

PAD Space: Suite 101C ±988 SF**

Lease Rate: $12.00 PSF + NNN*
(PAD Space)-**$26 PSF + NNN*

**NNN estimated at $8.21*

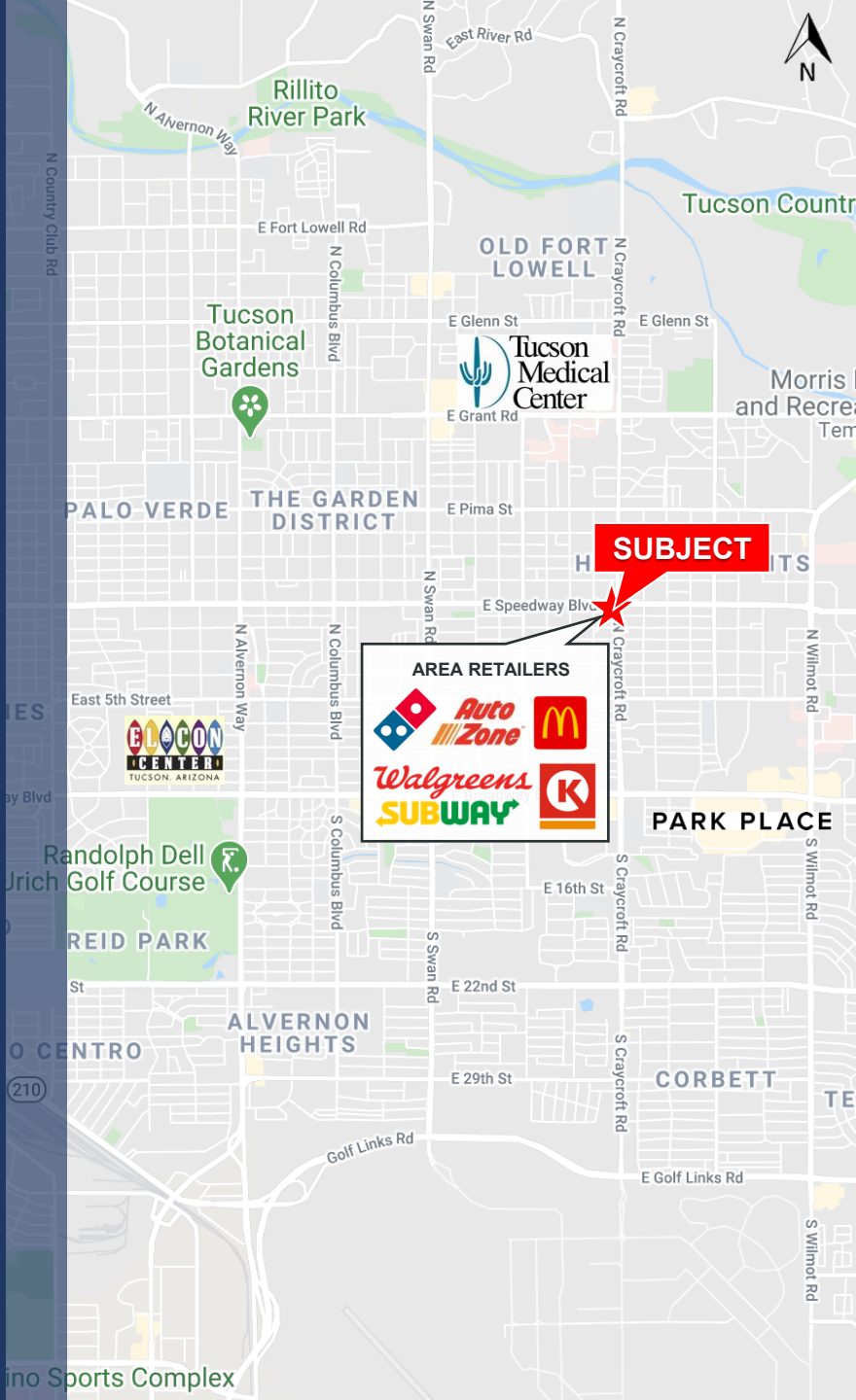
PROPERTY FEATURES

Parking: 4.72/1,000 SF

Zoning: C-1/C-2

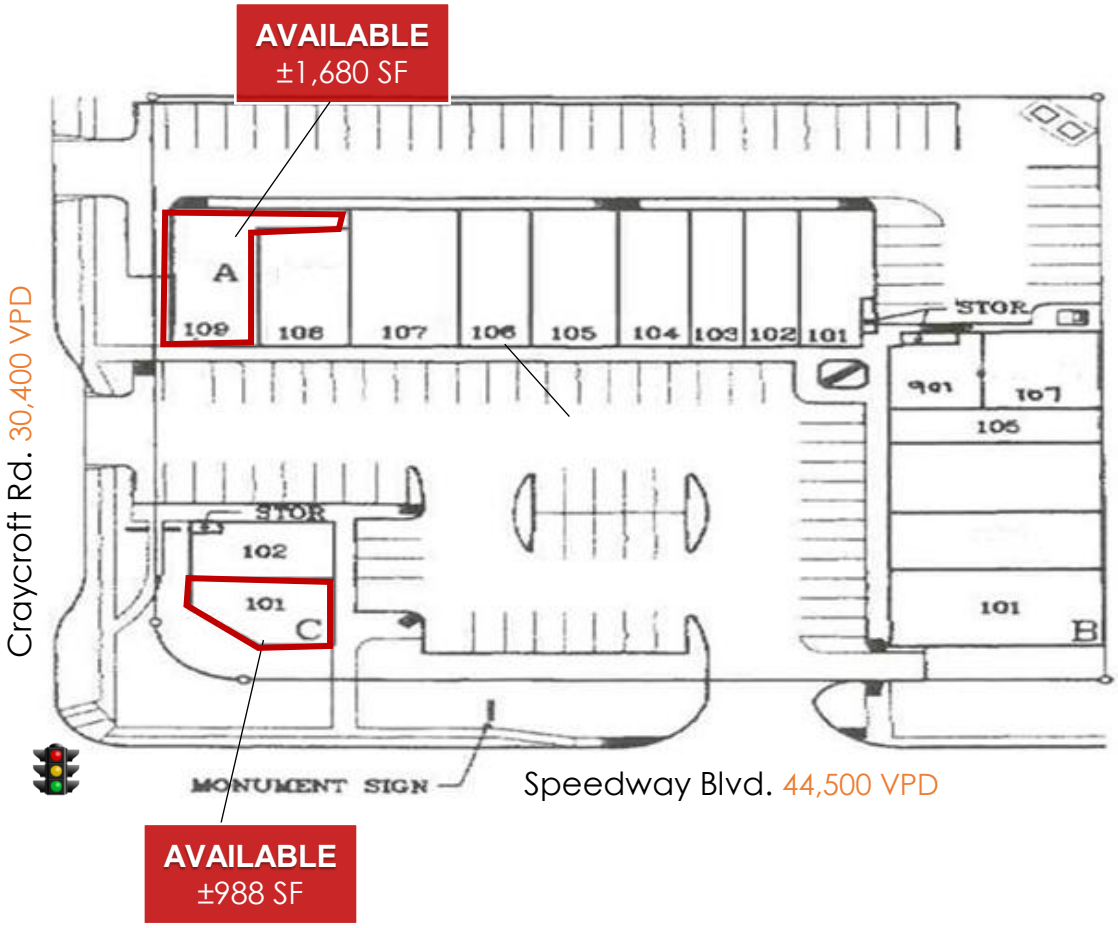
PROPERTY HIGHLIGHTS

- PAD location
- Great visibility
- Located at one of the highest traffic volume intersections
- Signalized intersection
- Easy ingress/egress
- Tenants include: Domino's Pizza, Subway, Title Max and others



SITE PLAN

Tenant	Suite #	Size (SF)
Adelita's Mexican Restaurant	101A	1,180
Fancy Nails	102A	900
AZ Spa	103A	900
Title Max	104A	1,200
Lash Lounge	105A	1,485
Selam Reitan Market	106A	1,200
Old Pueblo Vapor	107A	1,800
Evil Face Entertainment	108A	1,320
AVAILABLE	**109A**	**1,680**
Dominoes	101B	2,009
Trendy Hair Lounge	102B	1,210
Jackson Hewitt	103B	1,200
Healthful Flowers	104B	600
Rosa's Boutique	105B	1,200
Evil Face Entertainment	106B	785
AVAILABLE	**101C**	**988**
Subway	102C	1,019



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DEMOGRAPHICS (2020)

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	15,333	117,146	273,663
Average Family Income	$57,210	$61,405	$666,073
Employees	9,765	69,342	148,638
Retail Expenditures	$285 Million	$3 Billion	$4.7 Billion





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