

RANCHO CENTER

3400 E SPEEDWAY BLVD | TUCSON, AZ 85716
SEC Speedway Blvd and Camino Miramonte



LANDMARK LOCATION IN CENTRAL TUCSON FOR LEASE



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
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Elaina Elliott
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AVAILABILITY

Rancho Center:

Suite 110B - ± 868 SF First Floor Retail Space
Suite 102/104 - ± 2,080 SF First Floor Retail Space

Lease Rate: Call for pricing

*NNN's are \$5.50 PSF

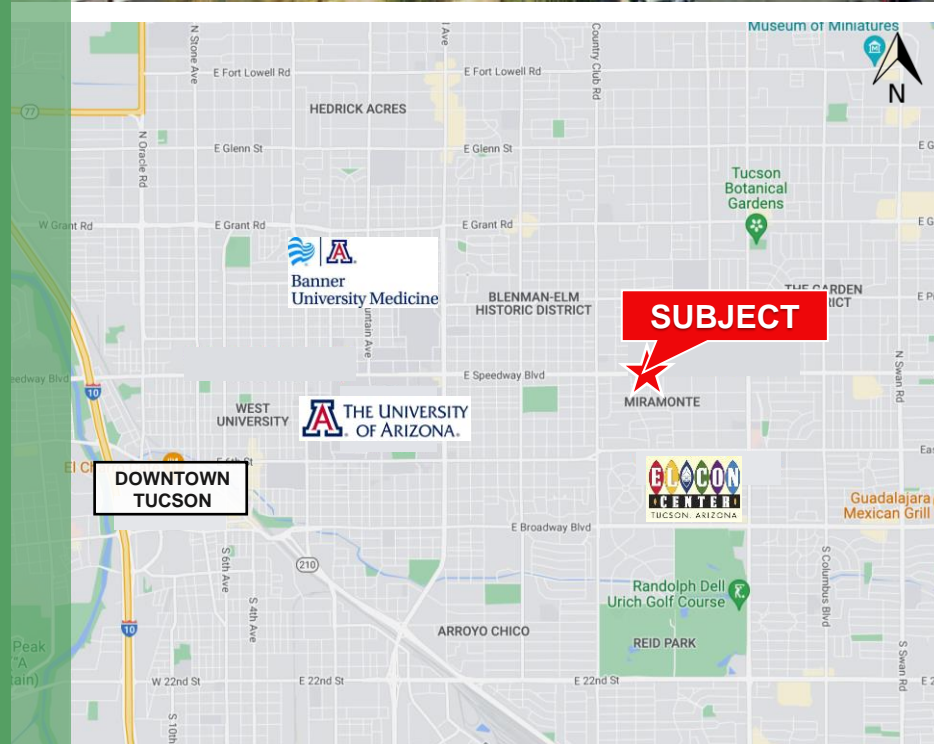
PROPERTY FEATURES

Zoning: **Rancho: C-3**

Parking: **±368 spaces**
(Source: Acorn Associates Architecture, LTD)

PROPERTY HIGHLIGHTS

- Direct frontage on Speedway Blvd, one of Tucson's busiest East/West arterial roads
- Located within minutes of the University of Arizona, El Con Mall and Banner Medical Center
- Whole Foods Anchored
- Excellent monument signage



RANCHO CENTER SITE PLAN



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AERIAL VIEW



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REMODEL RENDERINGS



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DEMOGRAPHICS (2020)

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	15,012	132,215	270,930
Average Family Income	\$63,965	\$57,283	\$60,044
Employees	8,077	89,870	195,570
Total Retail Expenditures			

