

7740 East Speedway Boulevard



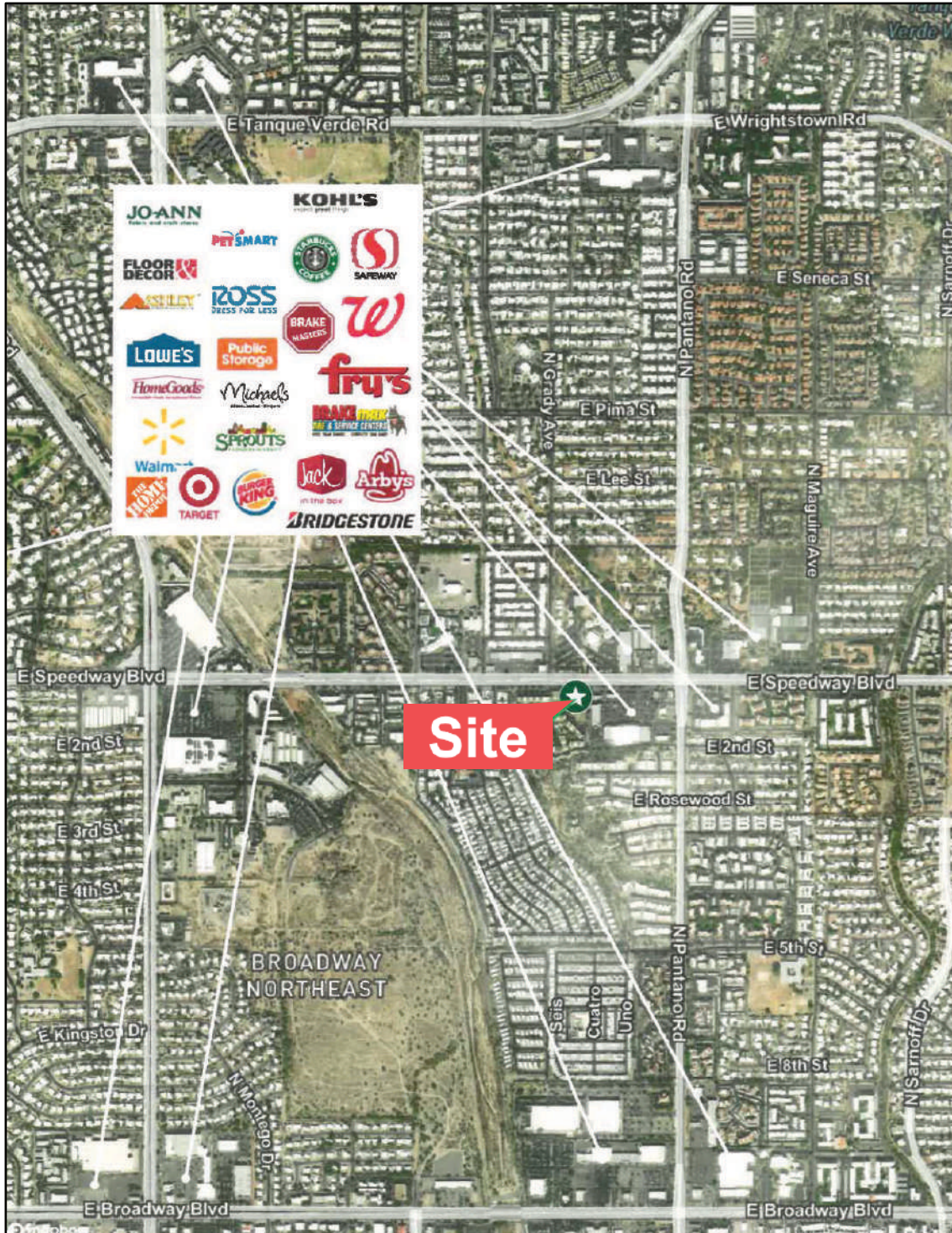
Freestanding Building for Lease

- Location:** 7740 East Speedway Boulevard (between Kolb Road and Pantano Road).
- Building:** ±6,689 SF former credit union branch including two built-in drive-thru lanes under roof.
- Lease:** \$18.00 NNN CALL FOR PURCHASE INFORMATION
- Site:** ±47,202 SF (±1.08 acres) **Zoning:** C-1, City of Tucson
- Property Taxes:** \$18,857.00 (2022) **Parcel #:** 133-23-093D
- Features:** Freestanding building site on the going-home side of Speedway Boulevard.

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7740 East Speedway
Boulevard
Freestanding Building for Lease

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Tucson, AZ 85710



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Building Highlights

- Building:** ±6,689 SF former bank branch, including 2 drive-thru lanes under roof.
- Parking:** 36 parking spaces with 2 points of access off of Speedway Boulevard. May be able to increase parking to 58 spaces.
- HVAC:** 4 units located in rear of building.
- Roof:** Pitched metal roof - no warranty.
- Electric:** 120/208 volts 3-phase with approx. 400 amps.
- Monument Sign:** Multi-slat, lighted monument sign.

Demographics	1 mile	3 miles	5 miles
Population	13,585	104,387	238,872
Households	6,877	48,439	105,339
Avg. HH Income	\$53,588	\$70,139	\$73,643

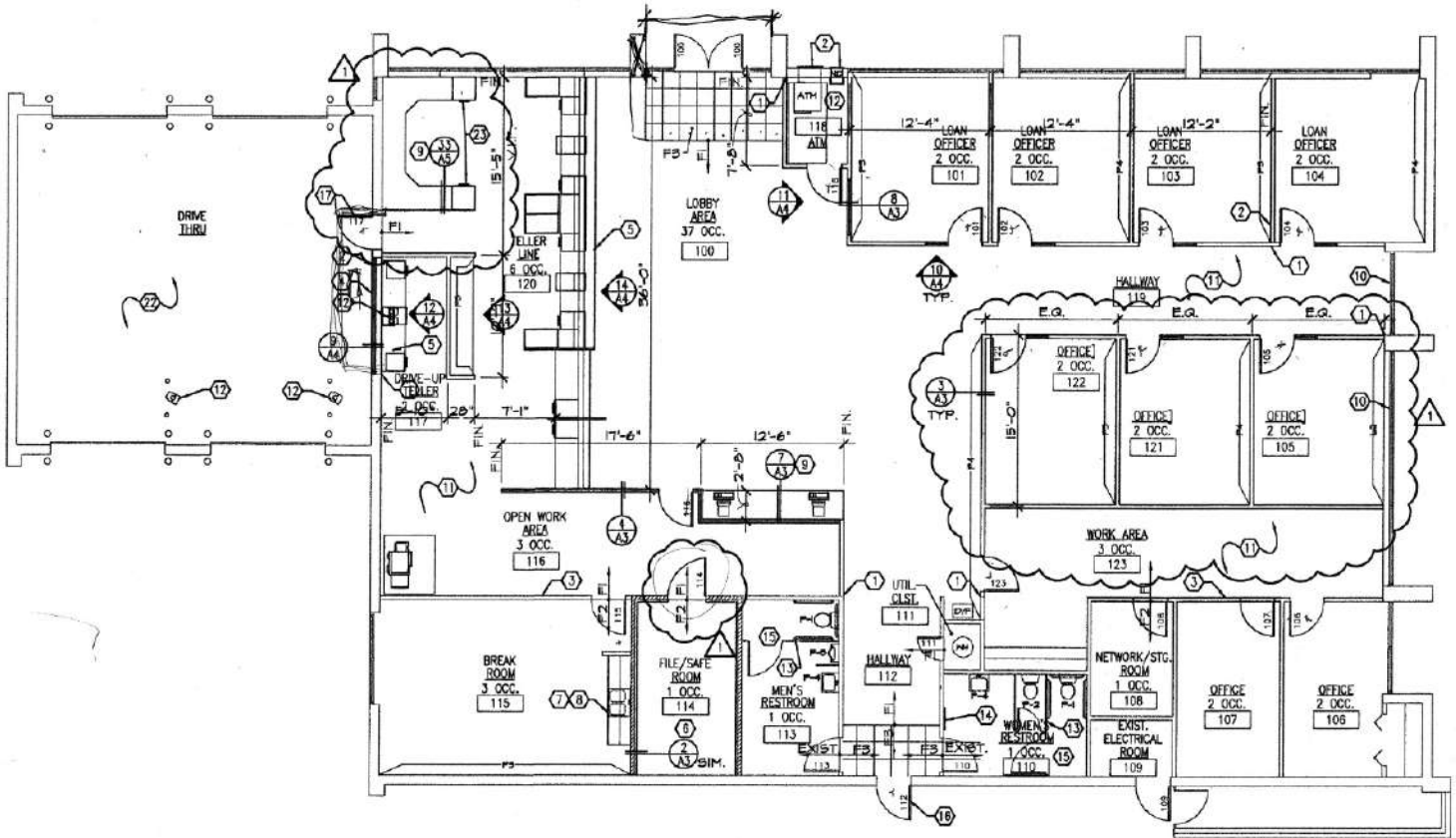
Traffic Counts	Source ADOT 12-2021
Speedway Blvd	36,316 VPD
Pantano Rd	23,276 VPD
Total VPD	59,592 VPD



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ARCHITECTURAL FLOOR PLAN

SCALE: 1/8"=1'-0"

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