

7740 East Speedway Boulevard



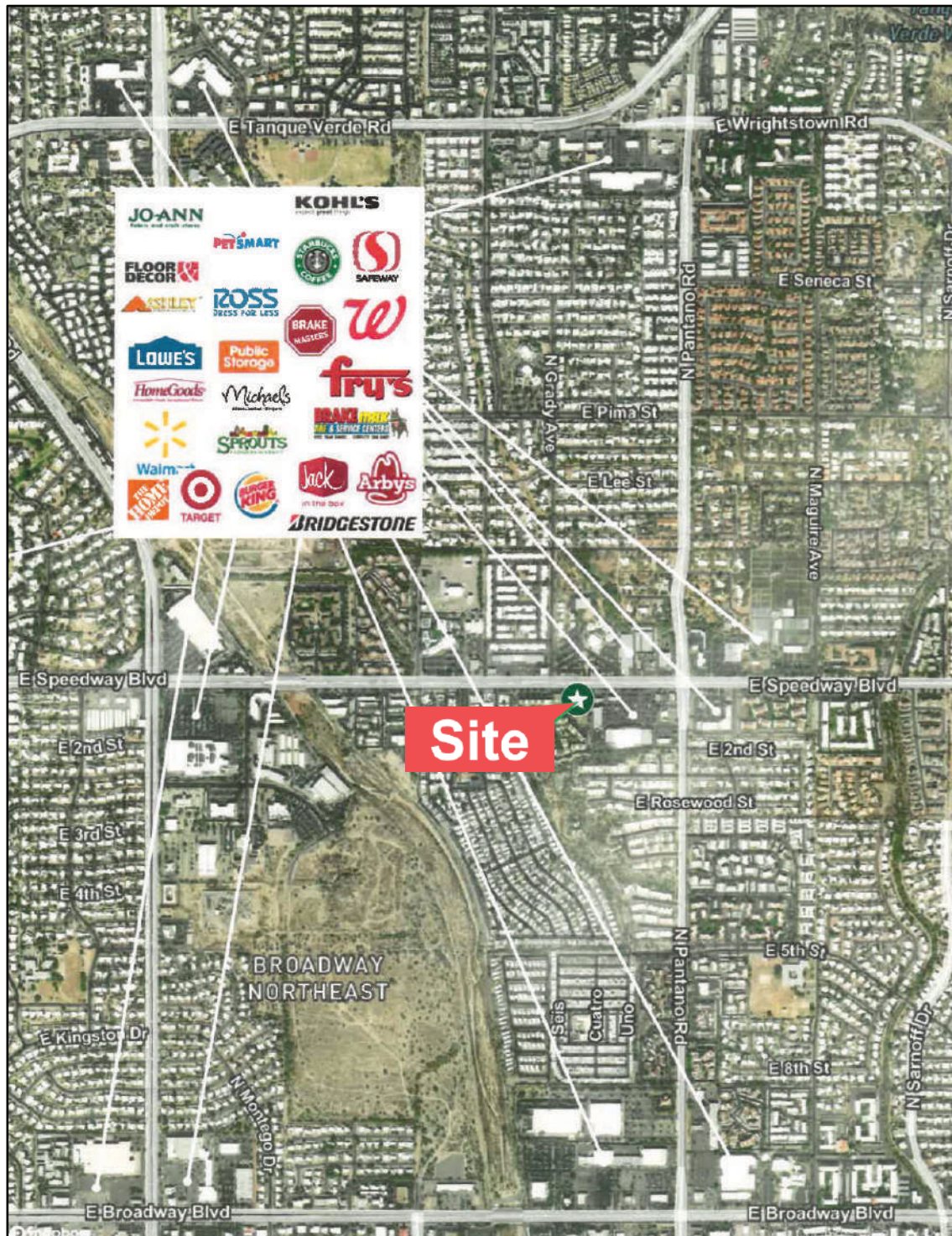
Freestanding Building for Lease

- 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:** \$20.00 NNN CALL FOR PURCHASE INFORMATION
- Site:** ±47,202 SF (±1.08 acres) **Zoning:** C-1, City of Tucson
- Property Taxes:** \$15,213.00 (2026) **Parcel #:** 133-23-093D
- Features:** Freestanding building site on the going-home side of Speedway Boulevard.

LYNN TAYLOR
lynn@whirlygig.com
520-546-9003
BARRY KITAY
barry@whirlygig.com

**7740 East Speedway
Boulevard**
Freestanding Building for Lease

**7740 East Speedway Boulevard
Tucson, AZ 85710**



Whirlygig Properties, LLC >> Commercial Real Estate Excellence
PO Box 31058, Tucson, Arizona 85751-1058 520-546-9003 www.whirlygig.com

7740 East Speedway Boulevard

Freestanding Building for Lease

7740 East Speedway Boulevard
Tucson, AZ 85710



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.

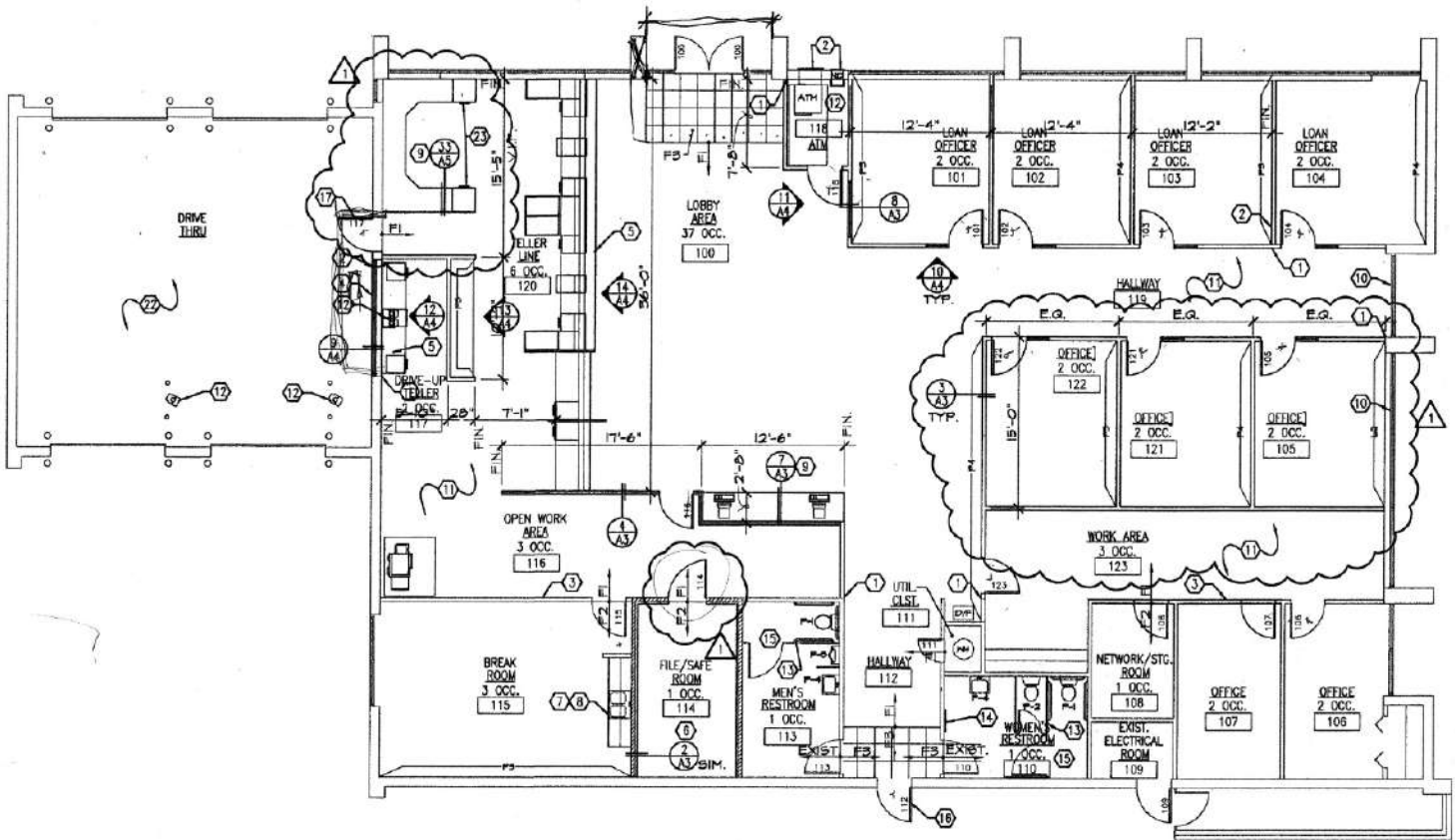
Demographics				Traffic Counts	
	1 mile	3 miles	5 miles		Source ADOT 12-2021
Population	14,246	103,258	233,887	Speedway Blvd	36,316 VPD
Households	7,804	48,410	104,514	Pantano Rd	23,276 VPD
Avg. HH Income	\$72,500	\$79,000	\$86,500	Total VPD	59,592 VPD



7740 East Speedway Boulevard

Freestanding Building for Lease

7740 East Speedway Boulevard
Tucson, AZ 85710



ARCHITECTURAL FLOOR PLAN

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



All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.