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Central Tucson Restaurant Location w/ Drive-thru 1655 S. Alvernon, Tucson, AZ, 85711

Lease: \$2,850 per month (NNN)

The property most recently operated as Potosino Mexican Food Restaurant with dining inside and outside patio area.

They also provided drive-thru service.

The monthly base rent includes the use of limited kitchen equipment: a 10-foot hood with fire suppression system, large walk-in refrigerator and several hand sinks along with a 3-compartment sink.

- *Longstanding restaurant property centrally located that fronts Alvernon Way just south of 22nd Street and north of 29th Street with 126 feet of frontage on Alvernon.*
- *Corner Lot with access off Alvernon Way and East Sylvane Drive, easy Ingress & Egress*
- *Great signage and visibility*

Property Information:

Base Lease Rate:	\$2,850 (NNN) Triple Net - Monthly
Building Size:	± 1,140 Square Feet
Guest Seating:	± 20 Inside guest seating
Outside Patio Area:	± 400 Square Feet
Land Size:	± 16,822 Square Feet (126 x 135)
Zoning:	C-2, City of Tucson
Available Parking:	21 Parking Spaces
Restaurant Equipment:	10-foot Kitchen hood, Walk-in Refrigerator, 3 compartment sink, hands sinks included in monthly base
Parcel Number:	130-17-147
Former Use:	Potosino Mexican Food Restaurant / dine-in or patio with drive-thru

Exclusively Represented by:

Tucson Realty & Trust Co.
Frank Arrotta C. 520.465.5291

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FOR LEASE



Demographics*	1-Mile	2-Mile	3-Mile
Households (2016):	4,951	30,501	92,474
Daytime Employment:	5,847	26,086	76,124
Traffic Count	S. Alvernon - 37,061 VPD		

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