

Central Tucson Retail



5830-5850 E. Speedway

Tucson, AZ

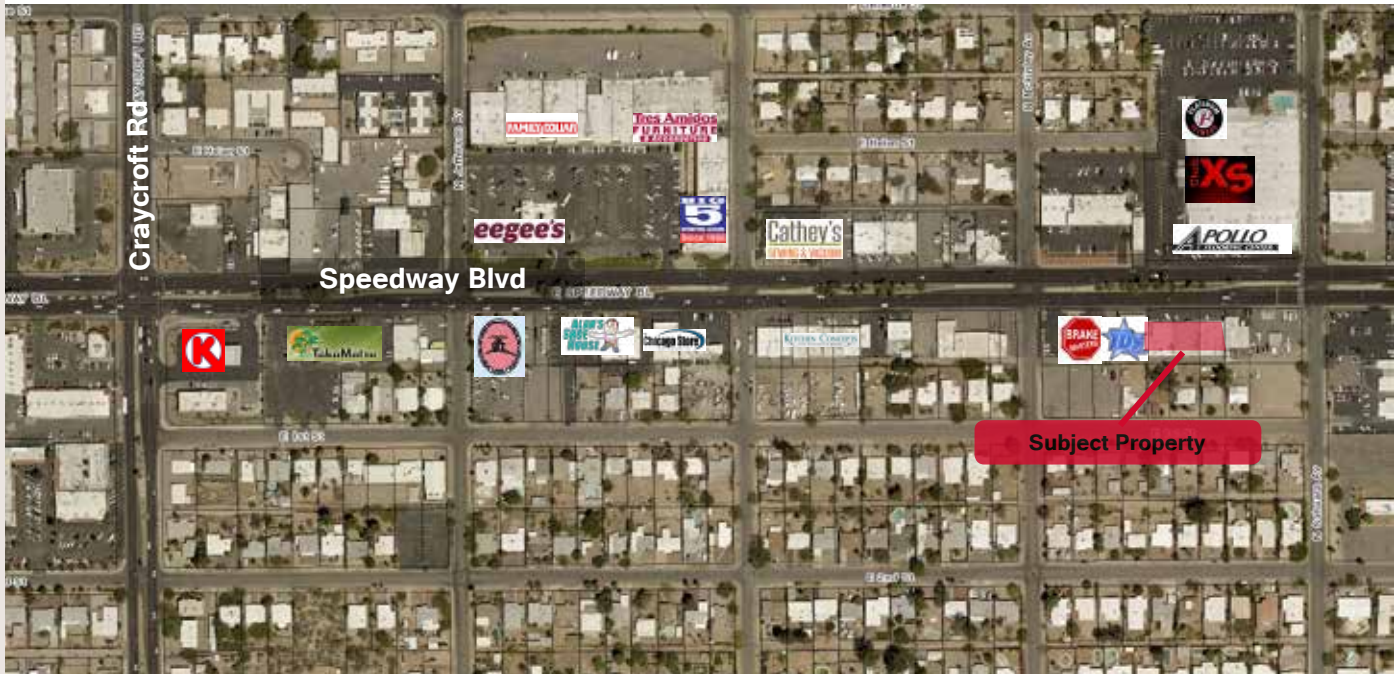
This midtown retail center was built in 1965. There are currently two tenants in the center, Headhunters Smoke Shop occupying approx 4,500 SF and Metro Tattoo occupying approx 1,125 SF. The other six spaces, all approx 1,125 SF are currently vacant. The proposed Purchaser has some options with the Subject Property: Keeping the subject property "as is", remodeling or redeveloping the center. Adjacent tenants include Jack Furrier Tire Co to the east, td's show club to the west and Platinum Fitness is to the north. An established residential neighborhood surrounds the retail area on E Speedway.

Sale Price:	\$395,000(\$29.80 SF)
Taxes:	\$14,417.93(2015)
Building SF:	Approximately 13,257 Square Feet
Site Size:	Approximately 21,150 Square Feet (.49 Acres)
Tax Parcel Numbers:	127-03-1330 & 127-03-130A
Zoning:	C-2 City of Tucson
Traffic Count:	East Speedway . 50,264 vehicles per day (PAG 2012)
Flood Zone:	According to maps on file in our office, this property is not in the 100 year flood plain.

Exclusively Represented by:
Tucson Realty & Trust Co.
Frank Arrotta C. 520.465.5291
Pat Darcy O. 520.618.5324
O. 520.577.7000

**F
O
R
S
A
L
E**

FOR SALE



Tenant	Square Footage	Lease Expiration Date
Head Hunters Smoke Shop	±4,512	June 30, 2017
Metro Tattoo	±1,050	July 31, 2017
CTS (storage)	±1,005	Month to Month

Traffic Count:

Speedway 50,264 VPD
 Source PAG 2012

Demographics 2015 (Source-CoStar):

	1-Mile	3-Mile	5-Mile
Population:	15,252	121,476	261,010
Avg. HH Income:	\$41,258	\$49,436	\$55,223
Area Daytime Employment:	1,597	82,765	174,365



Exclusively Represented by:
Tucson Realty & Trust Co.
Frank Arrotta C. 520.465.5291
Pat Darcy O. 520.618.5324
 O. 520.577.7000