

RIVERFRONT VILLAGE | 735 E. WETMORE ROAD | TUCSON, AZ 85705

FREESTANDING RESTAURANT WITH DRIVE THRU



PAD BUILDING AVAILABLE FOR LEASE



6298 E. Grant Rd., Suite #100
Tucson, AZ 85712
P: 520.296.0200 / F: 520.296.1571
www.larsenbaker.com

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Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen - Designated Broker - Owner/Agent.

AVAILABILITY

PAD 1: ±3,750 SF

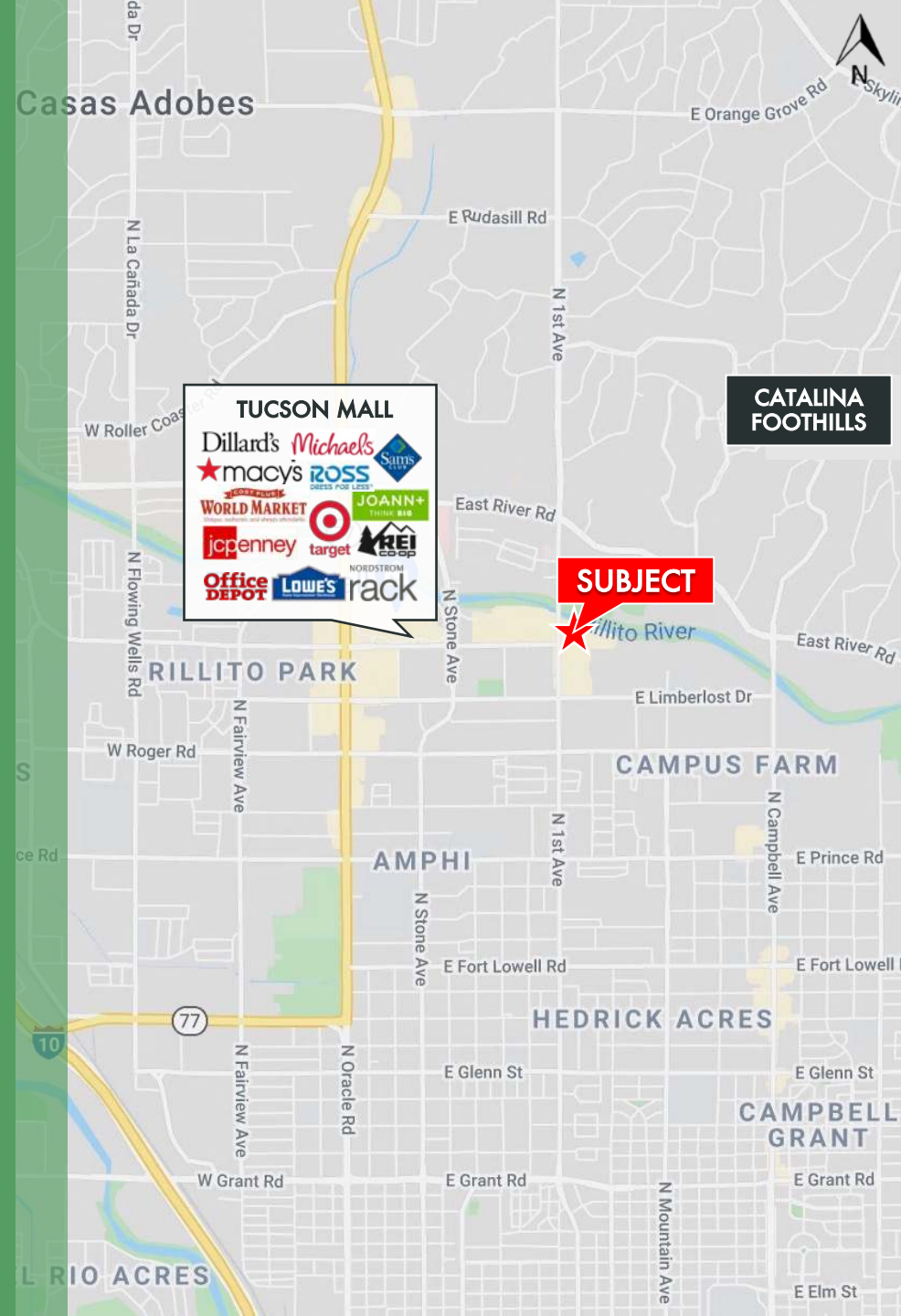
PROPERTY FEATURES

Parking: 10/1,000 SF

Zoning: C-3

PROPERTY HIGHLIGHTS

- Former McAlister's Deli
- Join Starbucks at this high volume traffic intersection
- Excellent ingress & egress
- Located at a signalized intersection
- Abundant parking
- Located on a ± 2.23 acre site
- Located in the Tucson Mall trade area
- Located near the Tucson Auto Mall
- Excellent monument signage



AERIAL MAP



TUCSON MALL
1.1 MILES WEST

WALMART, BEST BUY, OFFICE MAX,
ACE HARDWARE, SALLY BEAUTY
SUPPLY, THE UPS STORE, BEALLS
OUTLET, FAMOUS FOOTWEAR, PETCO,
BANK OF AMERICA, TACO BELL,
FILIBERTO'S MEXICAN FOOD

PRESTIGE FITNESS

LOS BETOS

JACK IN THE BOX

SUBJECT

STARBUCKS

DOMINOES

SEASONS
APARTMENT

BATTERIES
PLUS BULBS

ARBYS

WETMORE ROAD

FIRST AVENUE



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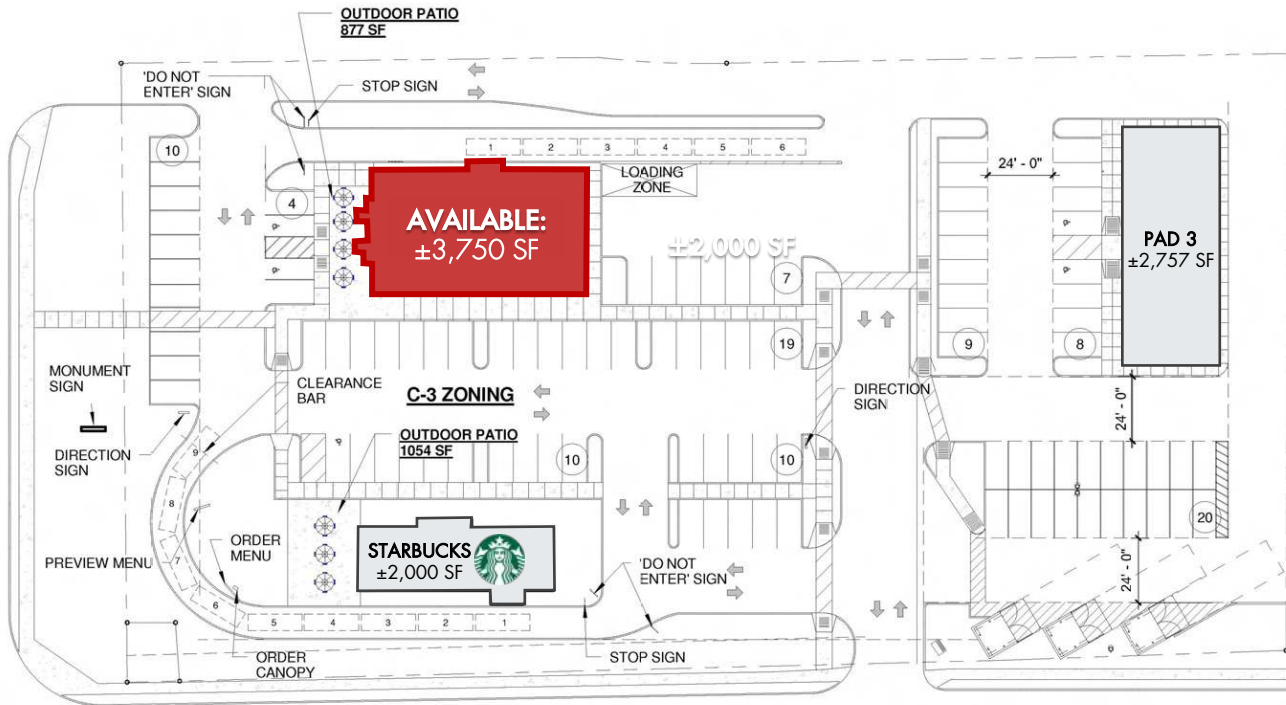
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SITE PLAN

FIRST AVENUE 28,500 VPD (2015)



WETMORE ROAD 20,000 VPD (2013)



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DEMOGRAPHICS (2020)

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	15,276	105,100	239,039
Average Family Income	\$51,764	\$60,233	\$66,191
Employees	11,844	49,877	161,961
Retail Expenditures	\$772 Million	\$2.1 Billion	\$4.1 Billion

