



**7000 sf Vacant Freestanding  
Corner Retail/Commercial on  
Large Lot, Tucson, Az. - \$795,000  
or Best Offer**

5905 E. Speedway Blvd., Tucson, AZ. 85712

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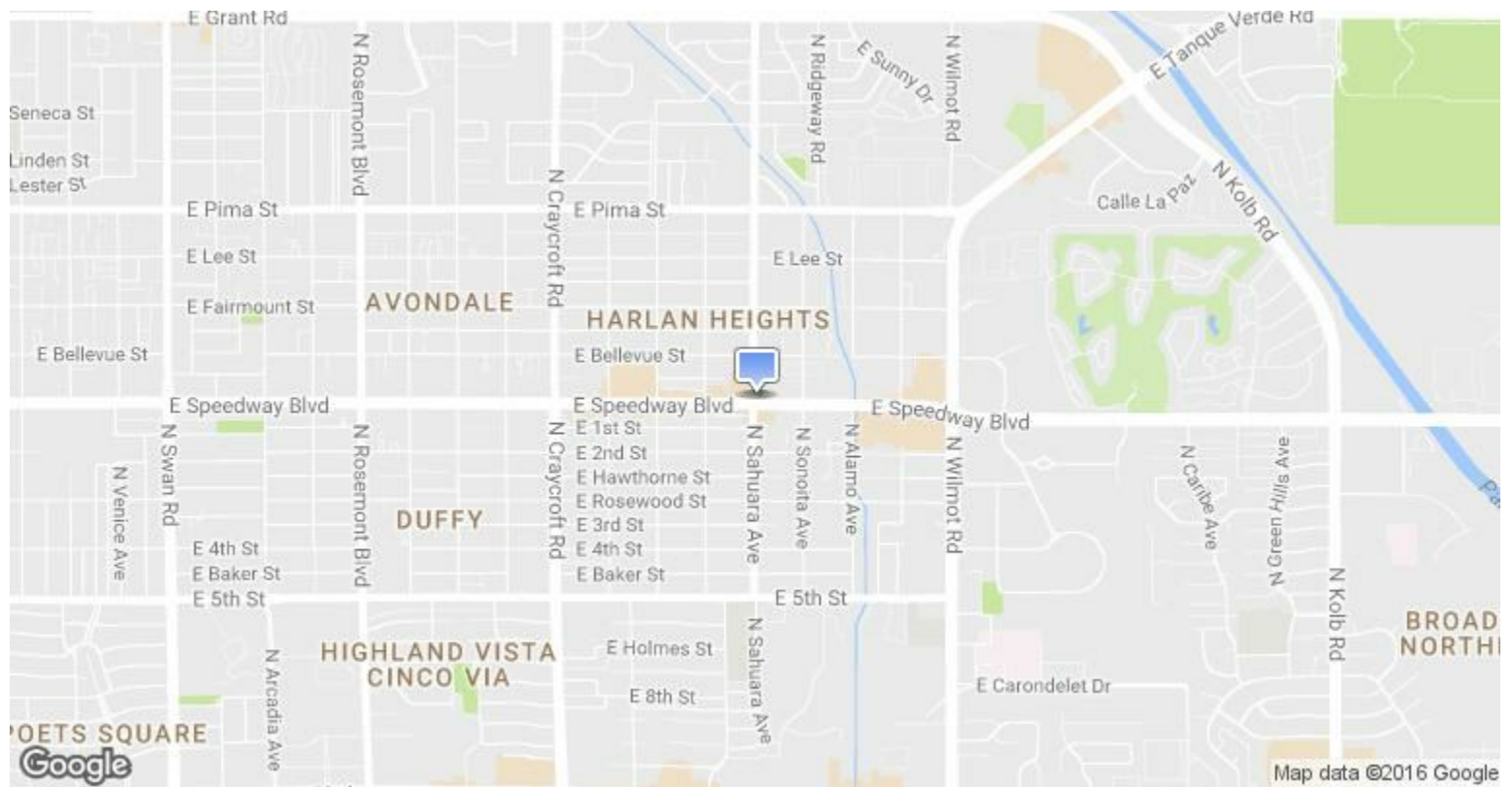
front street view, great curb appeal

## 7000 sf Vacant Freestanding Corner Retail/Commercial on Large Lot, Tucson, Az. - \$795,000 or Best Offer

Vacant 7,000 sq.ft. freestanding retail/commercial building (former auto parts store). Ideal for Owner-User, Expanding-Relocating Retailer, Investor with Tenant, Etc. READY FOR IMMEDIATE OCCUPANCY in excellent "Vanilla Shell" as-is condition at a prime corner location in Tucson, Arizona at 5905 E. Speedway Blvd. at NEC Sahuara St. between Craycroft and Wilmot just east of the center of town. Highly visible freestanding corner location with excellent access, visibility and parking on a very busy regional commercial/retail arterial (56,000 vehicles/day) on the east side of central Tucson about a mile north of Park Place Mall. Large existing monument sign and additional building signage permitted on front and side walls. Demographics are dense in this mature, lower/middle income urban core trade area and there are several other major retail centers, office buildings and medical facilities nearby. BROKER COOPERATION. BONUS for Clean, Quick Sale. CALL FOR DETAILS / MAKE OFFER Contact: Dave Weigel, Owner/Broker: DaveWeigel@msn.com / 714-840-5397

- Vacant & ready for IMMEDIATE OCCUPANCY in excellent "Vanilla Shell" as-is condition. C-2 zoning permits retail, restaurant, office and similar uses
- Ideal for Owner-User, Expanding-Relocating Retailer, Investor with Tenant, etc.
- Recently all refurbished with new roof, new parking lot, new paint inside and outside and upgraded landscaping.
- High visibility freestanding corner retail/commercial building, 56,000 cars per day
- Large existing monument sign and additional building signage permitted on front and side walls
- \$795,000 or Best Offer / CALL FOR DETAILS

Price:	Price Not Disclosed
Building Size:	7,000 SF
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Additional Sub-types:	Street Retail, Retail Pad
Property Use Type:	Vacant/Owner-User
Occupancy:	0%
No. Stories:	1
Year Built:	2000
Lot Size:	38,600 SF



## 5905 E. Speedway Blvd., Tucson, AZ. 85712

Building Area is about 7,000 sq.ft. and Land area is 38,600 sq.ft. Both Building and Land are potentially expandable but the subject property is not part of an assemblage as may be offered by an unauthorized broker. The building is only 16 years old and was recently completely refurbished with over \$200,000 of improvements including new roof, new parking lot, new paint inside and outside, upgraded landscaping, HVAC and Irrigation System fully serviced with on-going maintenance contracts and many other improvements. Vacant and available immediately in excellent "Vanilla Shell" ready-to-move-in condition. Interior is wide open with no partitions. Open truss ceiling heights are 12 feet clear with a large glass store front and C-2 zoning will accommodate retail, office, medical/dental and similar commercial uses. Ground level loading with one roll-up door in the back and 400 Amp/Three Phase Power. Two restrooms (ADA compliant) and fully sprinklered fire suppression system, with five 4-ton HVAC's. Bright florescent strip lighting throughout. \$795,000 or Best Offer. Broker Cooperation. Bonus for Clean, Quick SALE! Contact: Dave Weigel, Owner/Broker, DaveWeigel@msn.com / 714-840-5397



## Property Photos



Excellent street visibility 50,000 Cars/day



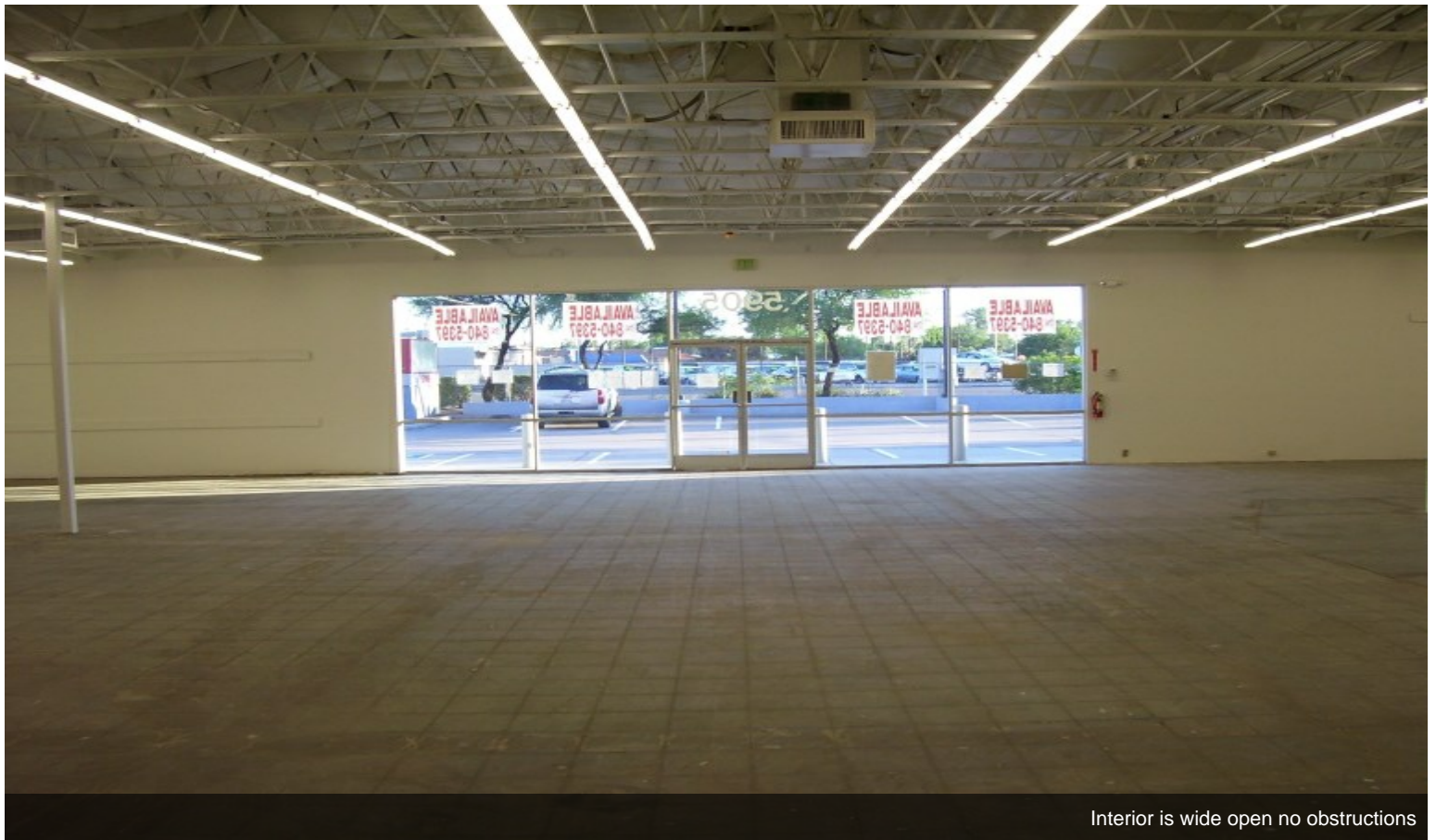
Red canopy fascia (and side walls) can accommodate a huge wall signs.



## Property Photos



Monument Sign ready to install new name panels

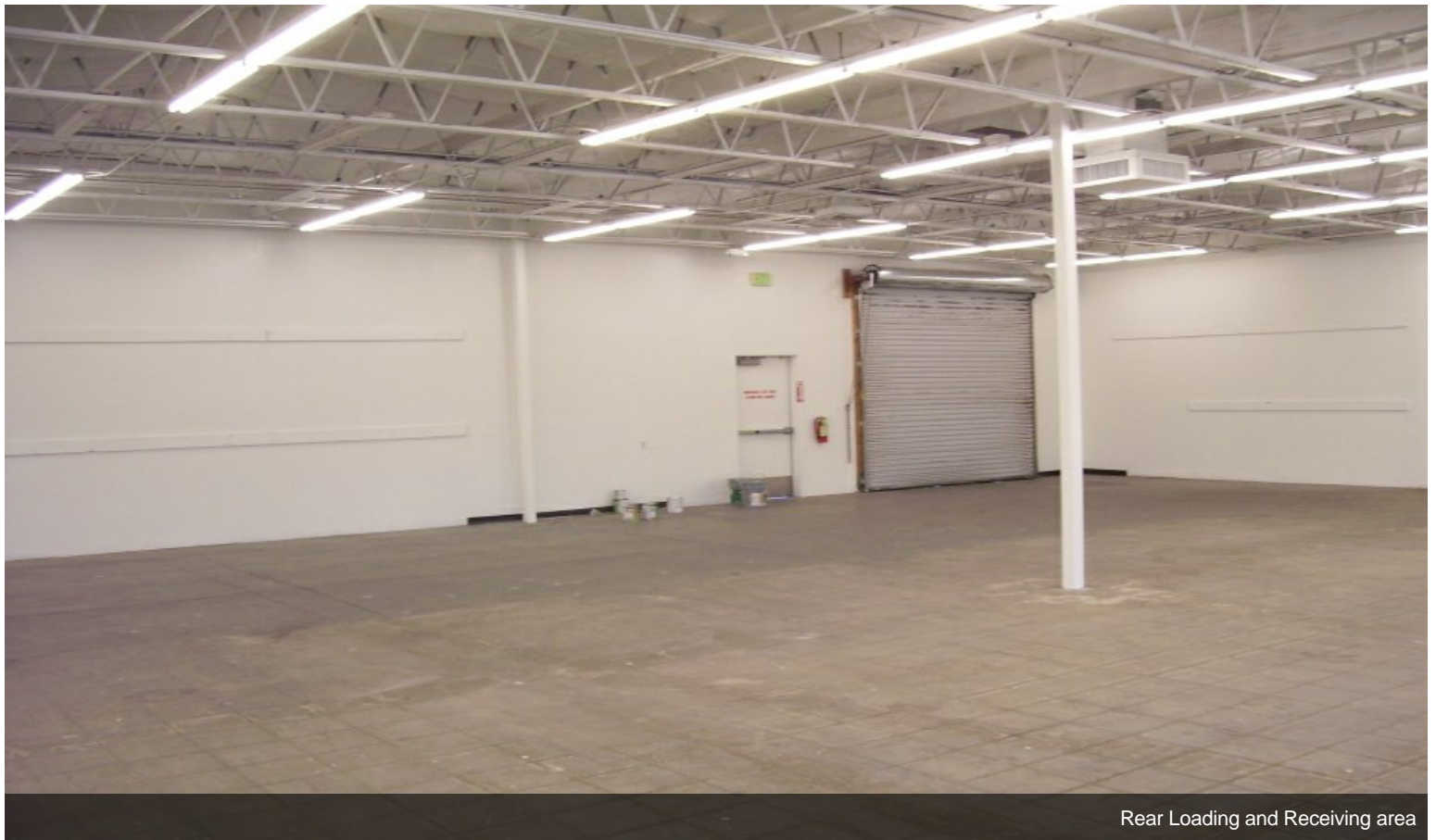


Interior is wide open no obstructions

## Property Photos



Two ADA Restrooms and Electrical closet



Rear Loading and Receiving area



## Property Photos



New Roof and HVAC in great condition



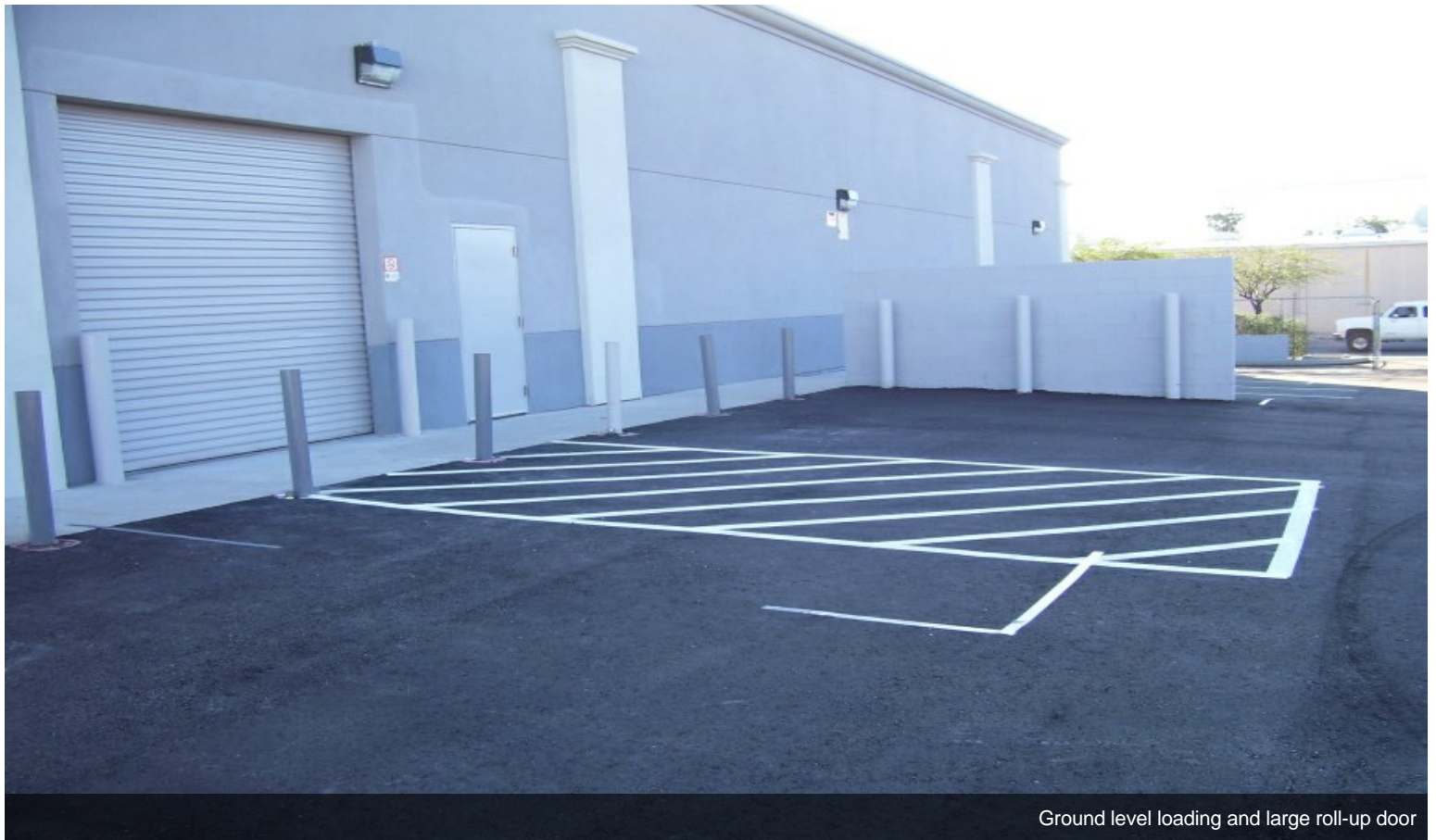
Excellent visibility, parking and access with huge monument sign front and center too



## Property Photos



Easy access even for even big rig tractor trailer rigs



Ground level loading and large roll-up door



## Property Photos



Clean, bright and wide open interior with 12 foot clear ceiling heights



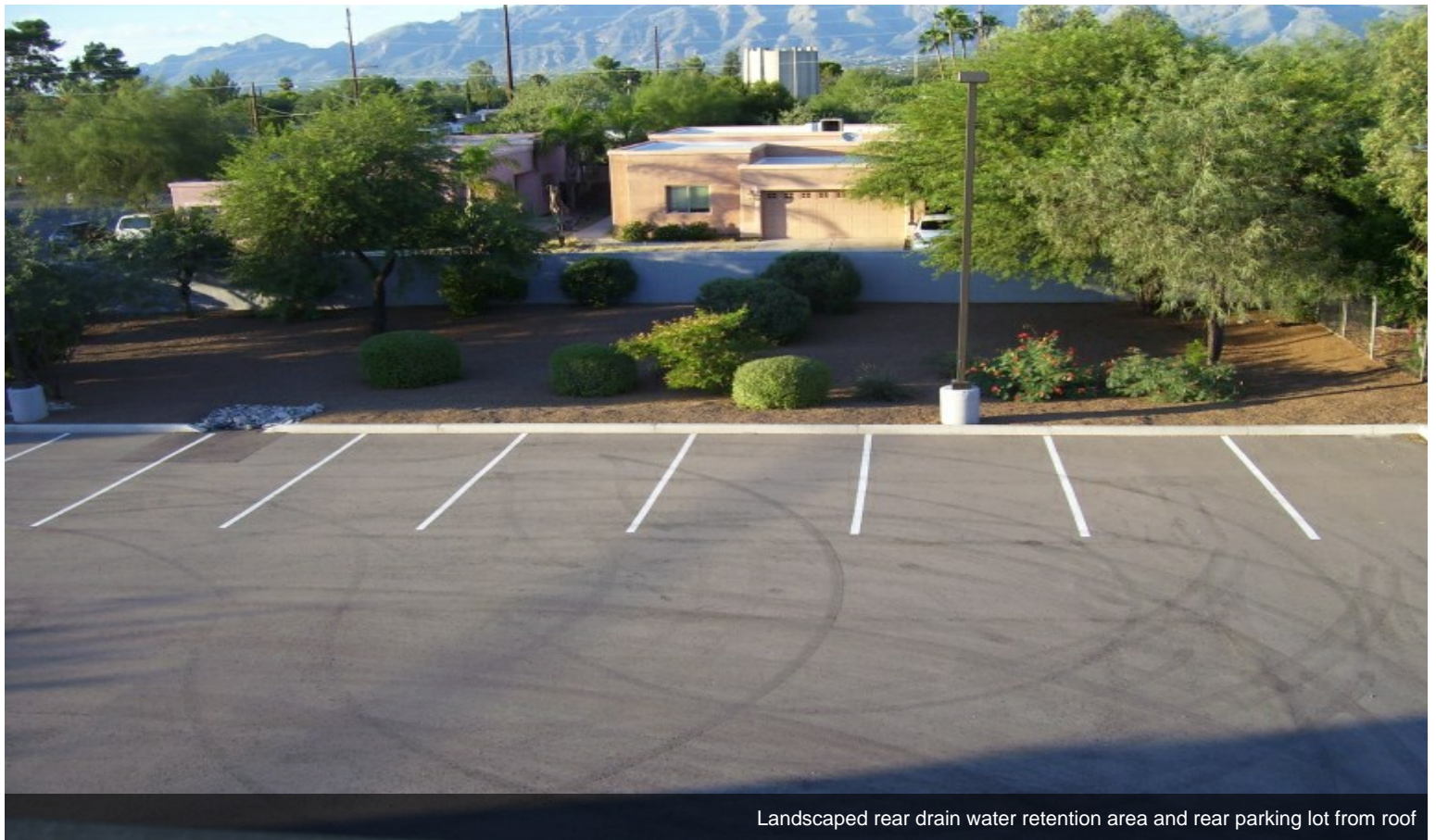
Long view of rear and west side from Sahuara Ave.



## Property Photos



View of backyard dumpster enclosure from roof



Landscaped rear drain water retention area and rear parking lot from roof



## Property Photos



Used car lot was originally a Sonic Drive Thru



View of main front driveway (enter/exit) on Speedway.

## Property Photos

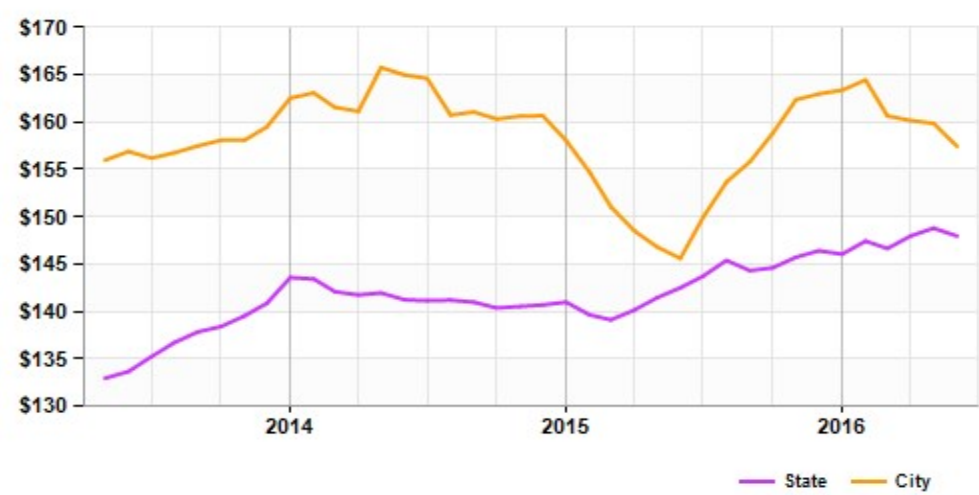


View of front parking lot from roof



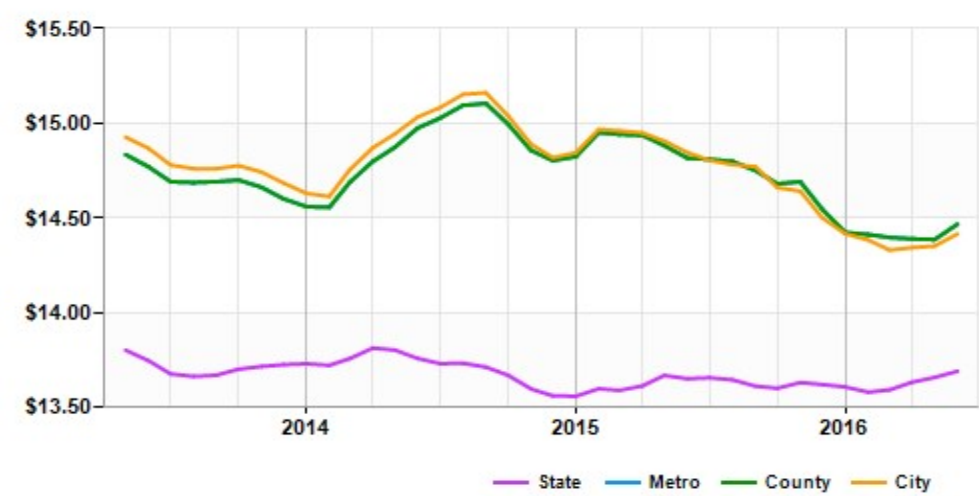
# Market Trends

Asking Prices Retail for Sale Tucson, AZ (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$148	+0.9%	+3.8%
City	\$157	-2.0%	+8.1%

Asking Rent Retail for Lease Tucson, AZ (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$13.69	+0.7%	+0.3%
Metro	\$14.47	+0.5%	-2.4%
County	\$14.47	+0.5%	-2.4%
City	\$14.41	+0.6%	-2.9%