

SAGUARO VISTA

7780-7890 E. Speedway Blvd | Tucson, AZ 85710

CUSHMAN &
WAKEFIELD

PICOR

FOR LEASE



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PROPERTY DETAILS

Available	Suite 7798: 2,400 SF Suite 7760: 2,377 SF (Freestanding, Drive-Thru Restaurant)
Lease Rate	Contact Agent
NNN Rate	\$4.00/SF
Zoning	C-2, City of Tucson
Address	7780-7890 E. Speedway Blvd Tucson, AZ 85710

HIGHLIGHTS

- Fry's Food & Drug anchored shopping center
- Located at a signalized intersection with approximately +63,000 vehicles per day

TRAFFIC COUNTS

Speedway Blvd	38,929 VPD (2023)
Pantano Rd	24,419 VPD (2023)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	14,413	\$79,773	12,421
3 Miles	102,885	\$94,386	87,571
5 Miles	229,116	\$100,407	193,298

Rob Tomlinson / Principal / rtomlinson@picor.com / +1 520 546 2757

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12/10/2024

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AERIAL



#	Tenant	Size (SF)
7812	Fry's Food & Drugs	62,000
7810	Dollar Tree	9,905
991	BrakeMax	5,467
7798 AVAILABLE	2,400	
7794	Park Avenue Cleaners	3,104
7790	Splash Nail Salon	1,680
7788	Jiu Jitsu	1,540-5,324
7784	Cost Cutters	1,000
7782	Sally Beauty Supply	1,600
7780	Simply Smiles Dentistry	2,400
7760 AVAILABLE	(Freestanding, Drive-Thru Restaurant)	2,377

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