

RESTAURANT – OWNER/USER OPPORTUNITY

Dual Kitchen/Dual Format | 6118 E Speedway Blvd, Tucson, AZ 85712

CUSHMAN & WAKEFIELD

PICOR

FOR SALE



Speedway Blvd: 37,514 VPD (2024)

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PROPERTY DETAILS

Building SF	7,477 SF
Land Size	±65,387 SF (1.50 Acres)
Sale Price	Contact Agent
Type of Sale	Available vacant
Construction Type	Masonry
Tax Parcel No's	127-10-0930
Zoning	C-2, Tucson
Parking	100 Parking Spaces (13.37 / 1,000 SF)
Year Built	1986
Address	6118 E Speedway Blvd., Tucson, AZ 85712

HIGHLIGHTS

- Owner-user / Investor opportunity
- Two fully independent commercial kitchens
- 2nd generation restaurant improvements
- Speedway Blvd frontage and visibility

BUILDING INFRASTRUCTURE

- 200A / 3 phase power
- 2" water
- 1 ½" gas
- 1,500-gal grease interceptor
- Type 1 exhaust hoods with fire suppression
- Multiple rooftop HVAC units (zoned flexibility)
- 100-gal water heater

TRAFFIC COUNTS

E Speedway Blvd	37,514 VPD (2024)
N Wilmot Rd	42,731 VPD (2024)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	15,342	\$70,013	14,480
3 Miles	115,062	\$83,261	59,656
5 Miles	257,177	\$90,156	98,991

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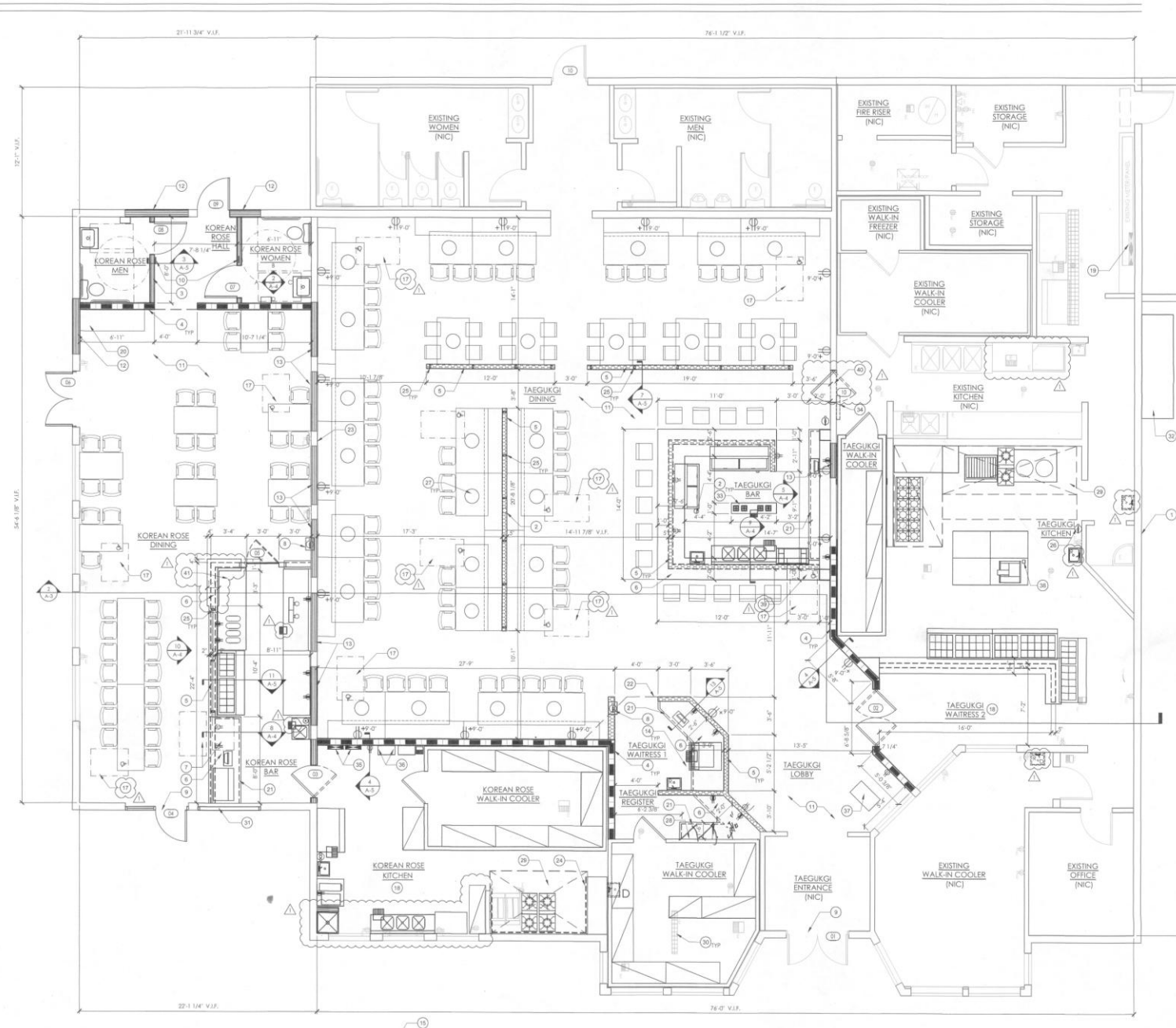
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
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FLOOR PLAN



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DINING ROOM PHOTOS



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PATIO & CAFÉ PHOTOS



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LARGE RESTAURANT KITCHEN PHOTOS



EQUIPMENT LIST

- CaptiveAire commercial exhaust hood system
- 6-burner gas range
- Heavy-duty charbroiler/flat grill
- Commercial door-type dishwasher
- 3-compartment sink with pre-rinse faucet
- Commercial meat slicer
- 3 walk-in cooler/freezer
- Reach-in refrigerator
- KDS (Kitchen Display System) monitor
- Stainless steel prep tables, wall paneling & shelving throughout

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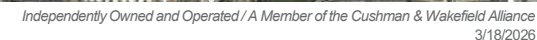
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SMALLER RESTAURANT KITCHEN PHOTOS



EQUIPMENT LIST

- Commercial exhaust hood
- Double-basket deep fryer
- 4+ burner gas range
- Refrigerated sandwich/salad prep table
- 2-door reach-in refrigerator/freezer
- 3-compartment sink with pre-rinse faucet
- Beverage station: iced tea/coffee brewers, commercial blender, frozen beverage dispensers
- Stainless steel prep tables, wall paneling & shelving throughout



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