

ICONIC TUCSON LOCATION FOR SALE

2190 N Wilmot Rd | Tucson, AZ 85712

 CUSHMAN &
WAKEFIELD

 **PICOR**

FOR SALE



ICONIC TUCSON LOCATION FOR SALE

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PROPERTY DETAILS

Building Size	3,848 SF
Land Area	.47 Acres Of Land
Sale Price	Contact Agents
Zoning	C-2

HIGHLIGHTS

- Iconic Tucson Location! This is a well-known site with strong local recognition and visibility
- Prime trade area with daytime employment, retail gravity, and dense demographics (strong lunch/dinner demand)
- Complete interior demo with a blank canvas ready for your custom restaurant or office build-out
- Excellent street exposure and accessibility
- Ample parking for dine-in, takeout, delivery operations, and vehicle/materials storage
- Surrounded by Retail & Multifamily providing a built-in customer base from nearby businesses and residences
- Owner has conceptual design for multi-family using the City of Tucson Community Corridors Tool

TRAFFIC COUNTS

Grant Rd	45,671 VPD (2025)
Tanque Verde Rd	34,144 VPD (2025)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	11,779	\$91,406	10,086
3 Miles	95,649	\$89,813	49,977
5 Miles	254,680	\$123,601	89,695

Molly Gilbert / Commercial Properties / mgilbert@picor.com / +1 520 546 2766
Rob Tomlinson / Principal / rtomlinson@picor.com / +1 520 546 2757

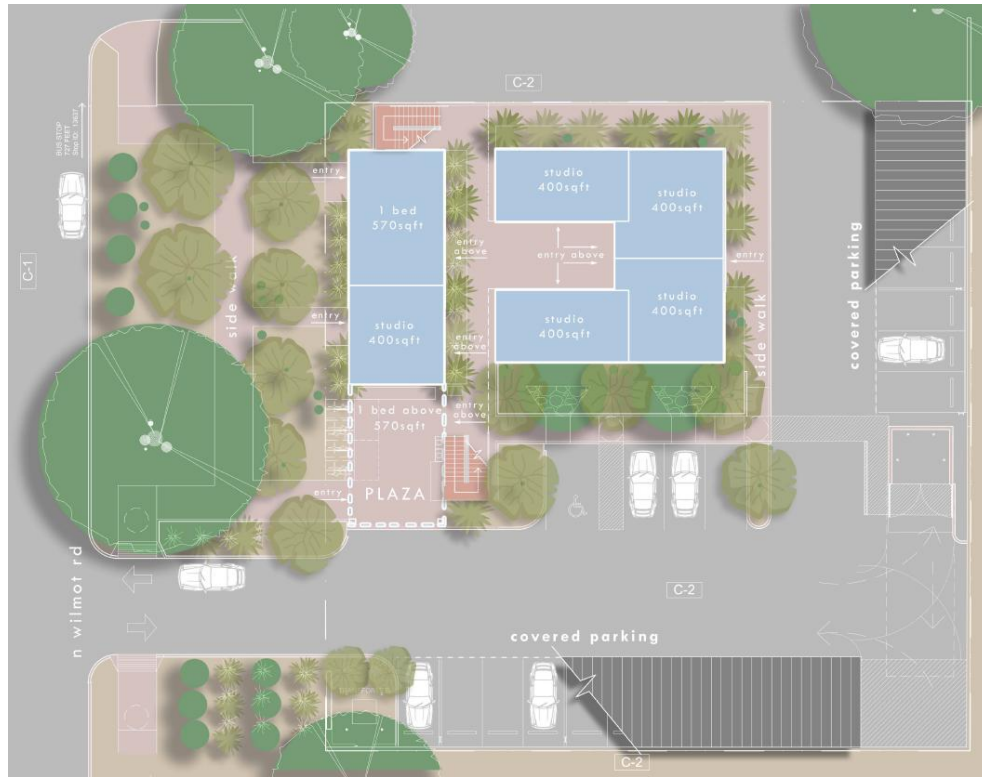
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MULTI-FAMILY CONCEPT



West Ground Floor Unit



East Ground Floor Unit



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NORTH-EAST AERIAL



Grant Rd: 45,671 VPD (2025)

Wilmot Road: 5,918 VPD (2025)

Mercedes-Benz

SUBJECT

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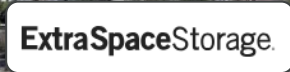
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SOUTH AERIAL



Wilmot Road: 5,918 VPD (2025)



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