

SHOP SPACE ON SPEEDWAY BLVD

3565 E Speedway Blvd | Tucson, AZ

CUSHMAN &
WAKEFIELD

 **PICOR**

FOR LEASE



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PROPERTY DETAILS

Available	1,209 SF
Mod Gross Lease Rate	Contact Broker
Zoning	City of Tucson C2 (Heavy Commercial)
Address	3565 E Speedway Blvd, Tucson AZ 85716

HIGHLIGHTS

- Professional and well maintained retail/office property
- Central Location
- High Traffic
- Plentiful Parking
- Neighboring tenants include Hi Fi Workshop, Big Frog Printing, Nur Market, Quebedaux Pontiac

TRAFFIC COUNTS

Speedway Blvd	39,946 VPD (2025)
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DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	8,287	\$86,866	6,803
3 Miles	59,507	\$82,075	74,446
5 Miles	125,345	\$85,055	177,765

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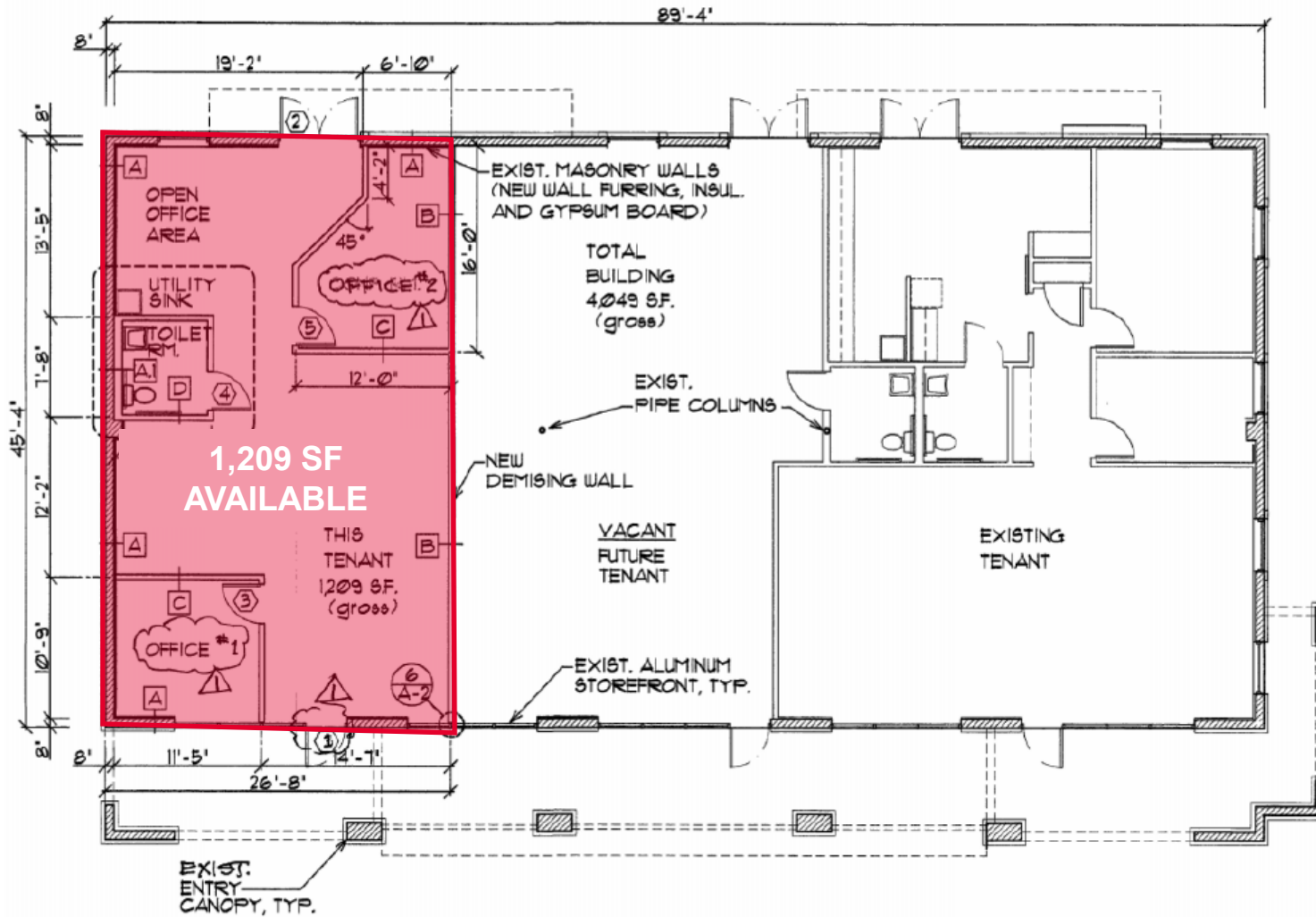
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SITE PLAN



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AERIALS

FACING EAST



FACING WEST



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