



# QSR Sublease Available

FOR LEASE



## Blake's Lotaburger Sublease

3560 N CRAYCROFT RD, TUCSON, AZ 85718

PRESENTED BY:

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## PROPERTY SUMMARY

### BLAKE'S LOTABURGER SUBLEASE

3560 N CRAYCROFT RD  
TUCSON, AZ 85718

#### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$35 SF/yr (NNN)
<b>BUILDING SIZE:</b>	2,500 SF
<b>AVAILABLE SF:</b>	2,500 SF
<b>LOT SIZE:</b>	0.93 Acres
<b>REMAINING TERM:</b>	10.75 Years
<b>OPTIONS:</b>	3 X 5 YEAR
<b>ESCALATIONS:</b>	12% Every 5 Years



## PROPERTY SUMMARY

The property consists of a freestanding  $\pm 2,500$  square foot single-tenant building located in the Tucson Foothills, constructed in 2017 and purpose-built for quick-service restaurant use. Offered as a second-generation sublease of the existing Blake's Lotaburger, the asset features a fully built-out layout that supports efficient operations and near-term occupancy. The site includes 18 parking spaces and a 19-car double drive-thru stack, providing strong capacity for high-volume service. Positioned on  $\pm 0.93$  acres with prominent frontage along Craycroft Rd, the property offers excellent visibility, access, and branding opportunity for restaurant or service-oriented users.

## PROPERTY HIGHLIGHTS

- Fully built-out second-generation restaurant space
- Sublease of existing Blake's Lotaburger location
- Drive-thru with 19-car double stack
- 18 on-site parking spaces
- Freestanding  $\pm$ 2,500 SF QSR building
- Craycroft Rd frontage with 25,000+ vehicles per day
- Located in Tucson's affluent Foothills submarket



**RESTAURANT  
BUILD OUT**



**AFFLUENT  
TRADE AREA**



**HIGH TRAFFIC  
FRONTAGE**

# SITE PLAN



FLOOR PLAN

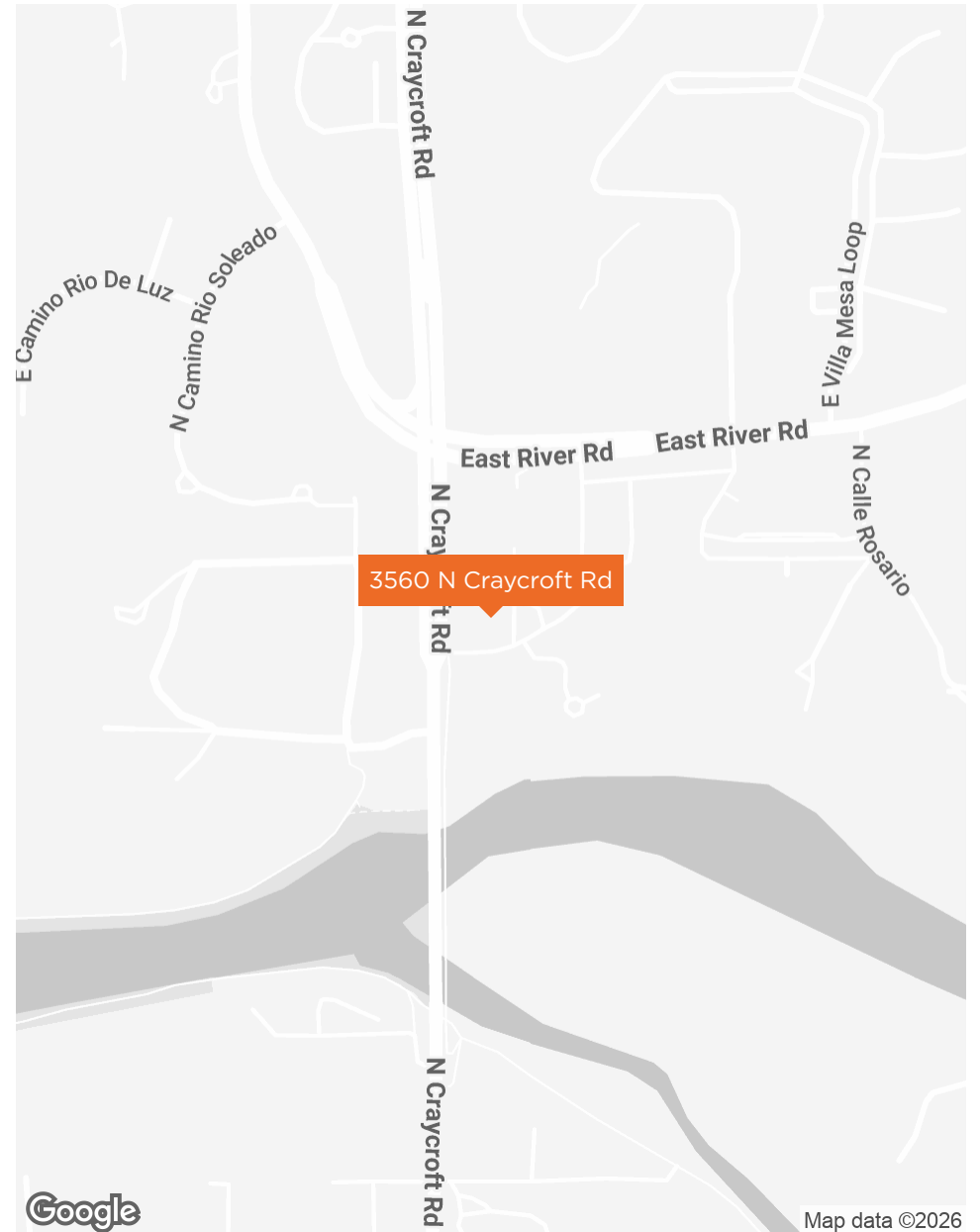
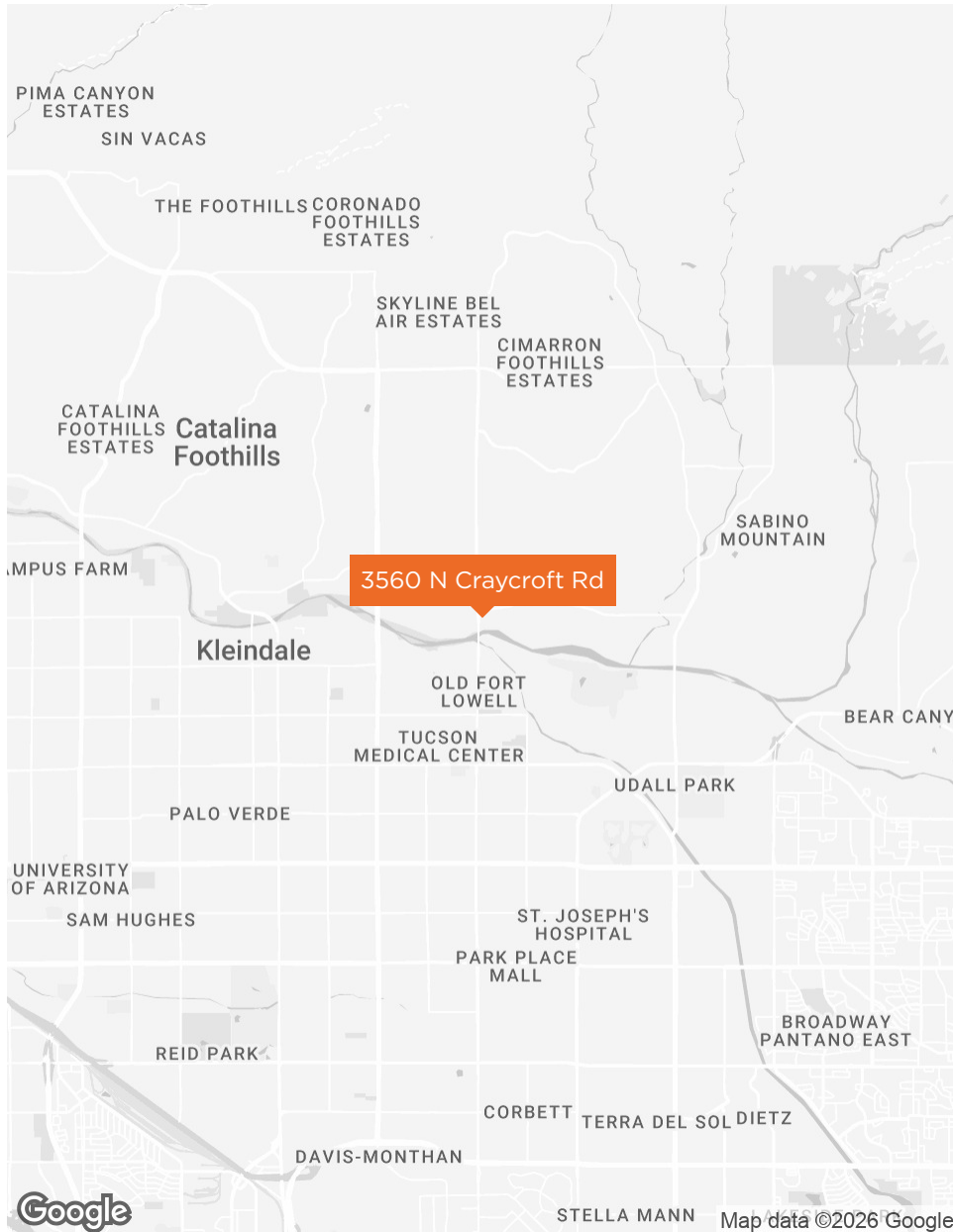


## LOCATION DESCRIPTION

Situated in the Tucson's Foothills submarket, one of the region's most affluent and stable retail corridors, the property benefits from strong demographics, established consumer patterns, and proximity to high-performing neighborhood retail centers. The site is positioned near the intersection of N Craycroft Rd and E River Rd, two primary arterial routes providing strong regional connectivity. Traffic counts reach approximately  $\pm 25,206$  vehicles per day on Craycroft Rd and  $\pm 17,752$  vehicles per day on River Rd, delivering consistent daily visibility and exposure. The immediate area is anchored by high-quality retail, including Whole Foods Market and River Center nearby, reinforcing the corridor's premium retail positioning. Additional nearby tenants include Chase Bank, Wells Fargo, and Walgreens, creating a strong convenience-driven retail environment. The Tucson Foothills trade area is notably affluent, with a median household income of \$113,169 within 1 mile, supporting strong discretionary spending and long-term demand for restaurant and service-oriented uses.



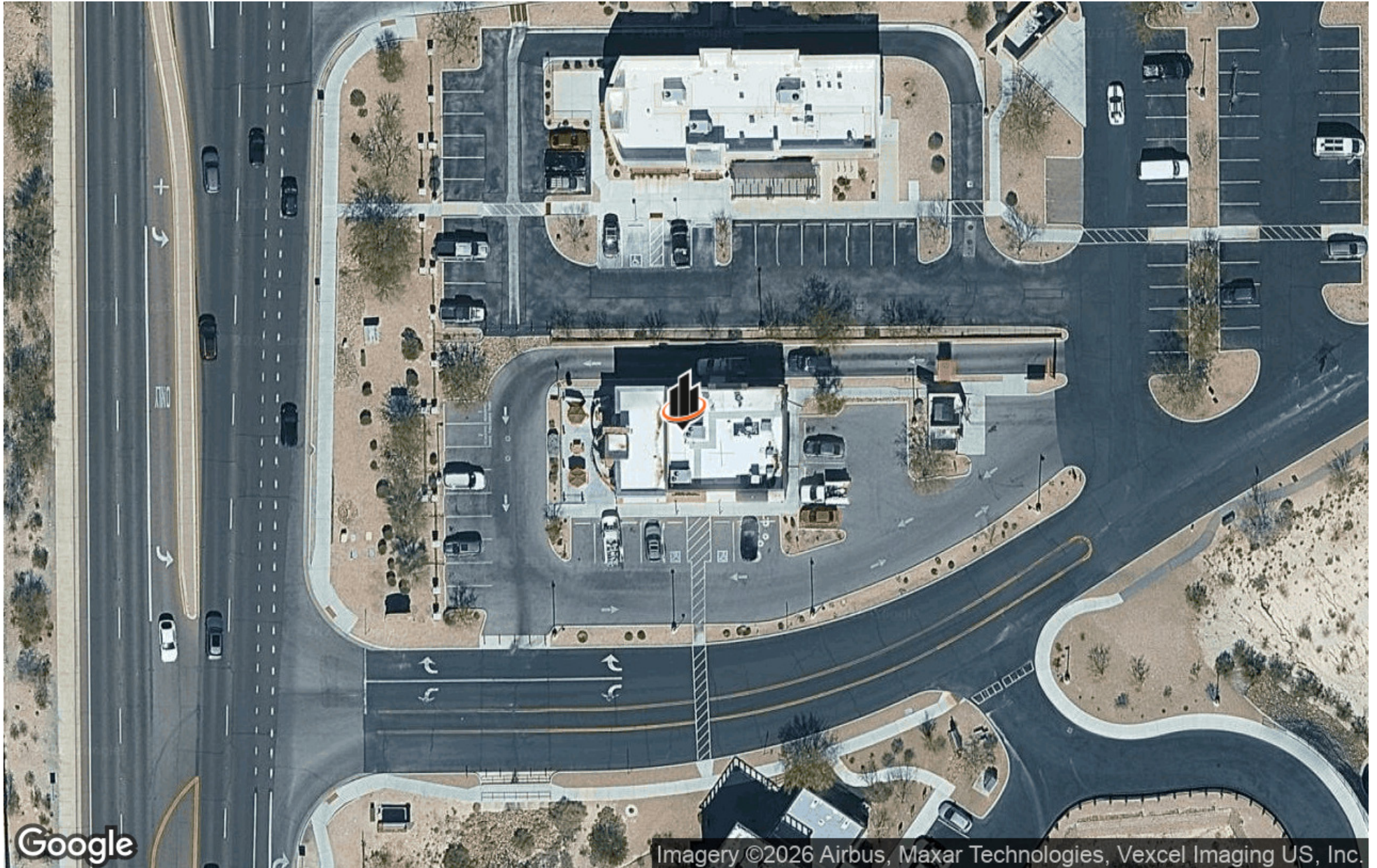
# LOCATION MAP



# RETAILER MAP



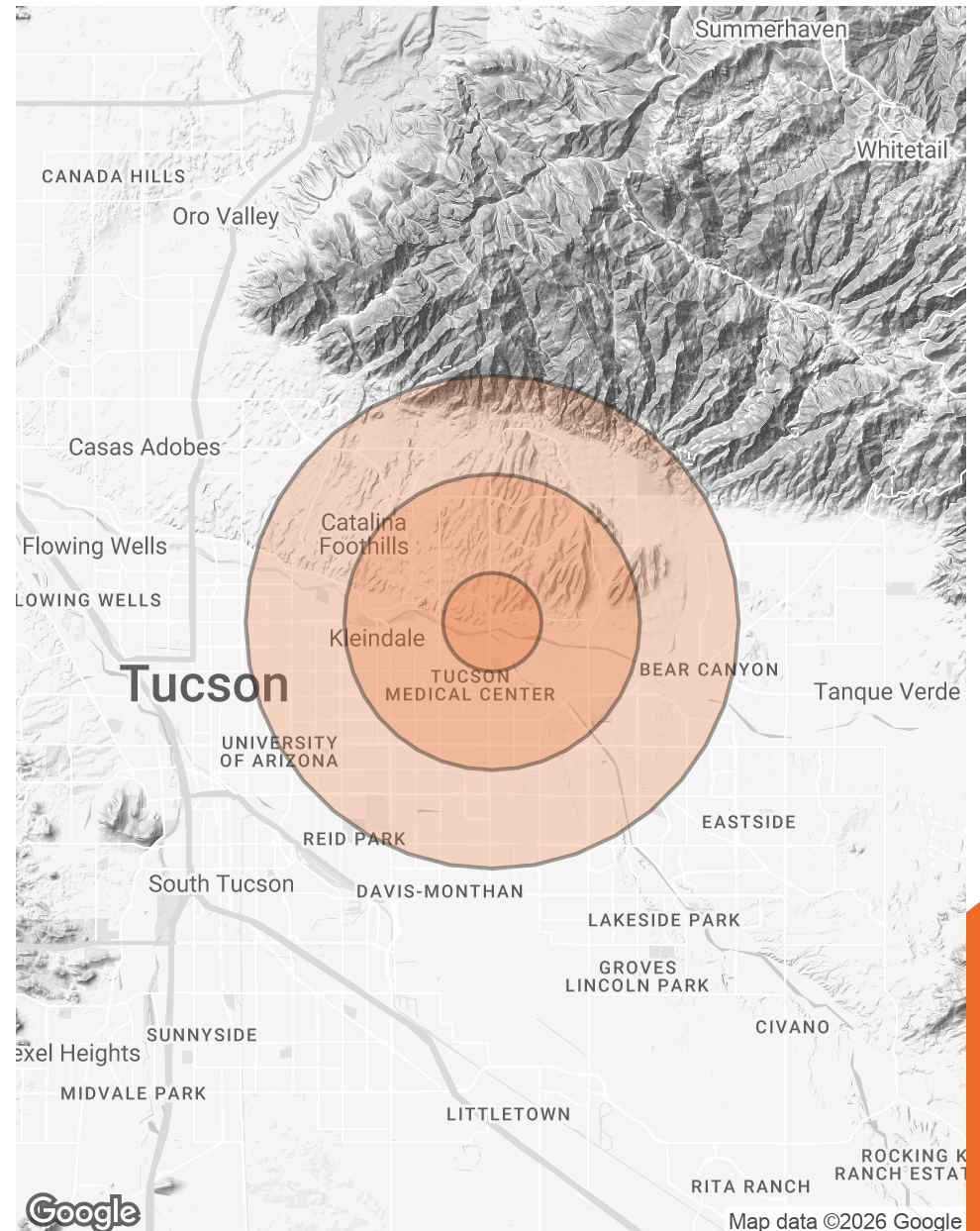
# AERIAL MAP



# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,642	71,568	211,104
AVERAGE AGE	46.4	48.1	44.3
AVERAGE AGE (MALE)	43.8	45.5	42.7
AVERAGE AGE (FEMALE)	49.1	50.3	45.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,021	36,758	103,067
# OF PERSONS PER HH	1.9	1.9	2.0
AVERAGE HH INCOME	\$113,169	\$90,993	\$91,703
AVERAGE HOUSE VALUE	\$518,130	\$386,640	\$392,354

2023 American Community Survey (ACS)





# Collective Strength, Accelerated Growth

5343 N. 16TH STREET, SUITE  
100  
PHOENIX, AZ 85016



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