



QSR Sublease Available

FOR LEASE



Blake's Lotaburger Sublease

2810 E SPEEDWAY BLVD, TUCSON, AZ 85716

PRESENTED BY:

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PROPERTY SUMMARY

BLAKE'S LOTABURGER SUBLEASE

2810 E SPEEDWAY BLVD
TUCSON, AZ 85716

OFFERING SUMMARY

LEASE RATE:	\$30 SF/yr (NNN)
BUILDING SIZE:	2,495 SF
AVAILABLE SF:	2,495 SF
LOT SIZE:	0.36 Acres
REMAINING TERM:	4 Years (1st Option)
OPTIONS:	1 X 5 Year
ESCALATIONS:	3% Annual



PROPERTY SUMMARY

Single-tenant QSR asset in central Tucson totaling $\pm 2,495$ SF on ± 0.36 acres, offered as a fully built-out second-generation restaurant space sublease of the existing Blake's Lotaburger. The purpose-built drive-thru property offers 18 parking spaces, a 10-car drive-thru stack, and approximately 106 feet of Speedway Boulevard frontage. Traffic counts of 56,524 vehicles per day on Speedway Boulevard provide strong visibility and customer access.

PROPERTY HIGHLIGHTS

- Fully built-out second-generation restaurant space
- Sublease opportunity of the existing Blake's Lotaburger location
- Drive-thru with 10-car stack and 18 parking spaces
- ±106 feet of Speedway Blvd frontage with 56K vehicles per day
- Freestanding QSR building
- Highly sought-after University of Arizona location



**RESTAURANT
BUILD OUT**

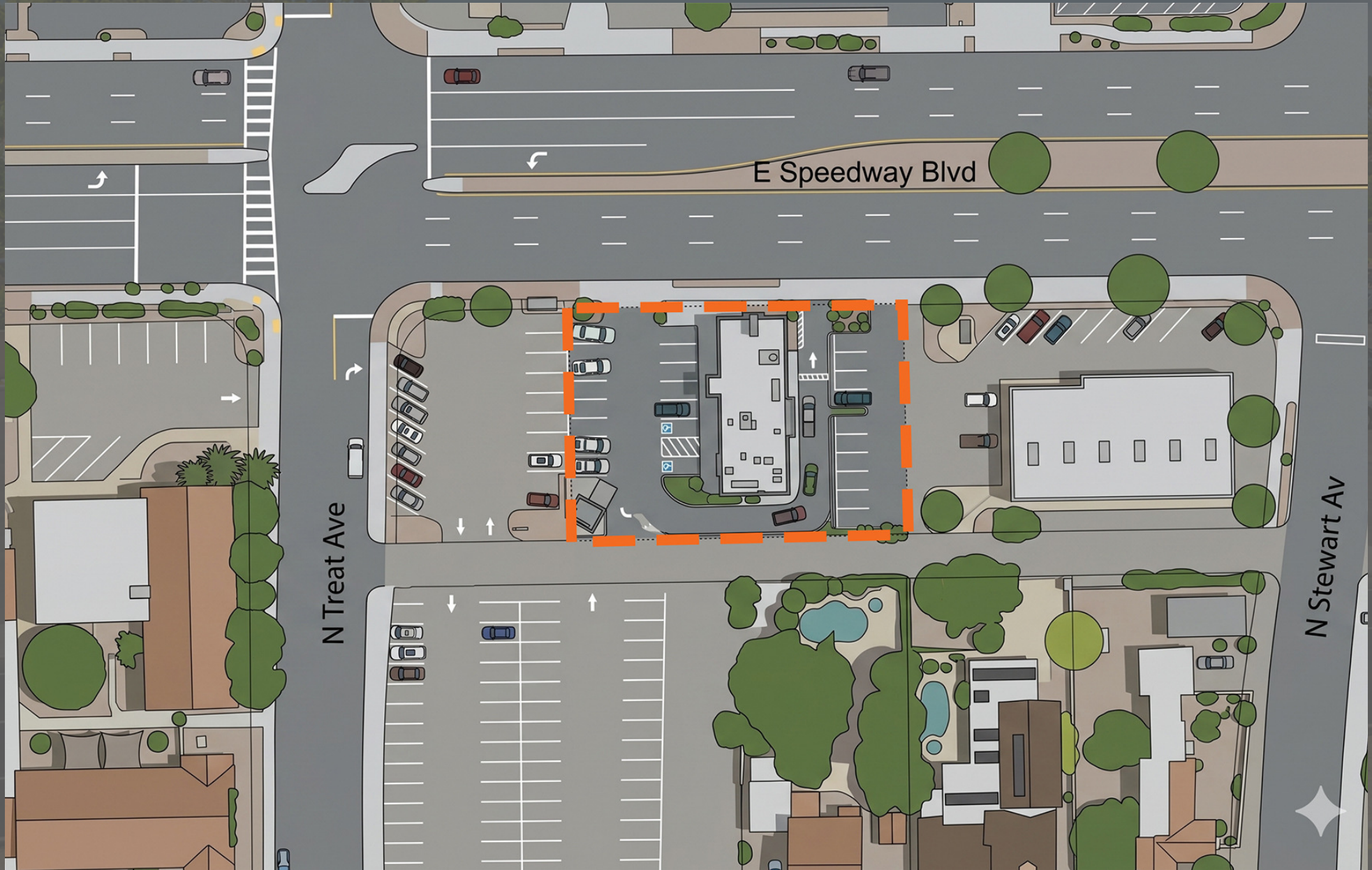


**UNIVERSITY
LOCATION**

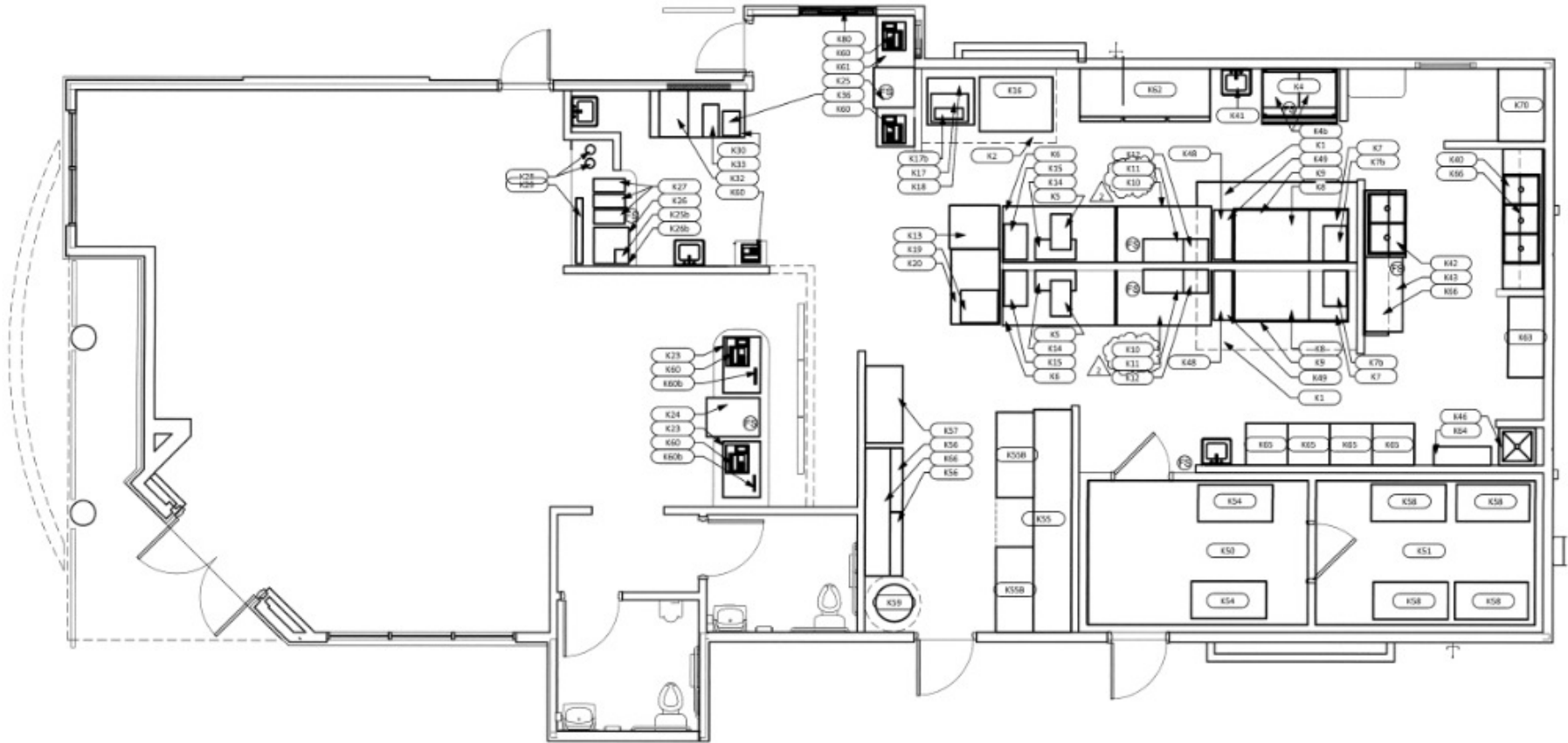


**HIGH TRAFFIC
FRONTAGE**

SITE PLAN



FLOOR PLAN

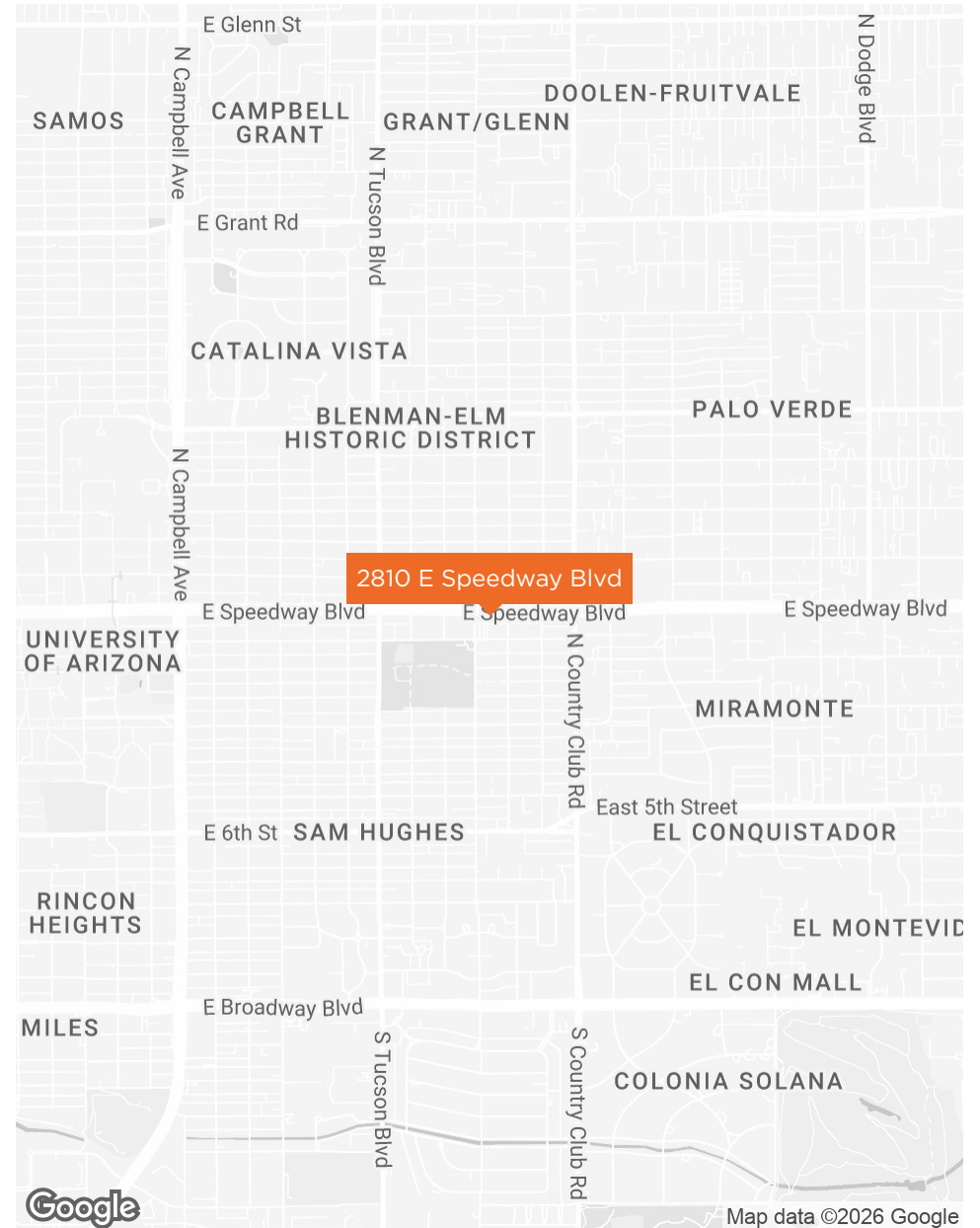
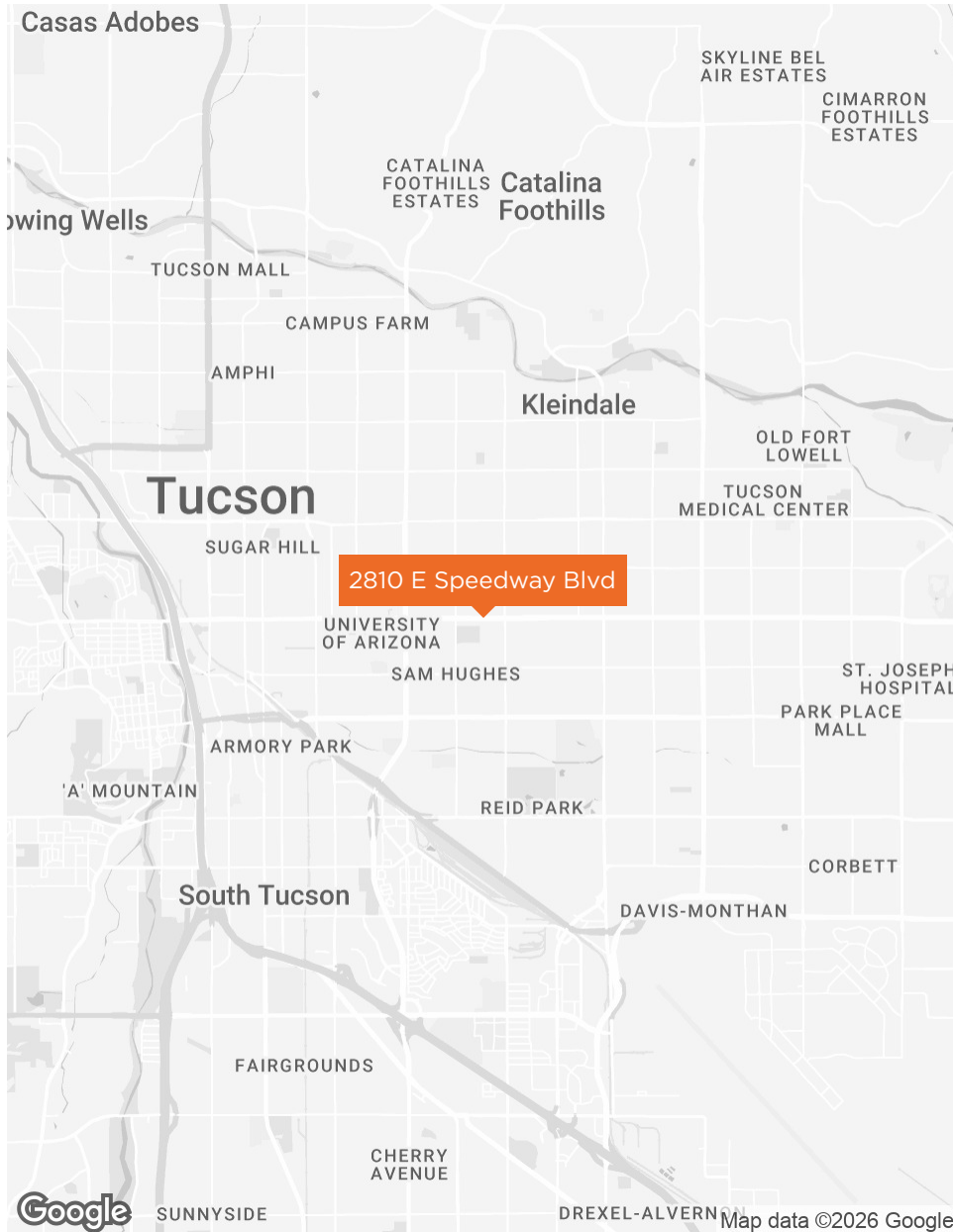


LOCATION DESCRIPTION

Located along the highly trafficked East Speedway Boulevard corridor in Tucson, 2810 E Speedway Blvd offers an exceptional retail leasing opportunity in one of the city's most active commercial districts. This central midtown location benefits from outstanding visibility, strong daily traffic counts, and direct connectivity to key residential and employment hubs. Positioned just minutes from the University of Arizona, the property captures a steady flow of students, faculty, and local residents, creating a dynamic and consistent customer base. Surrounded by a vibrant mix of national retailers, local businesses, and established neighborhoods, the site is ideally suited for a variety of retail and service-oriented uses. Its prominent frontage along Speedway Boulevard allows for excellent signage opportunities and brand exposure. This location presents a compelling opportunity for tenants seeking to establish a strong presence in a proven, high-demand retail corridor.



LOCATION MAP



RETAILER MAP



AERIAL MAP

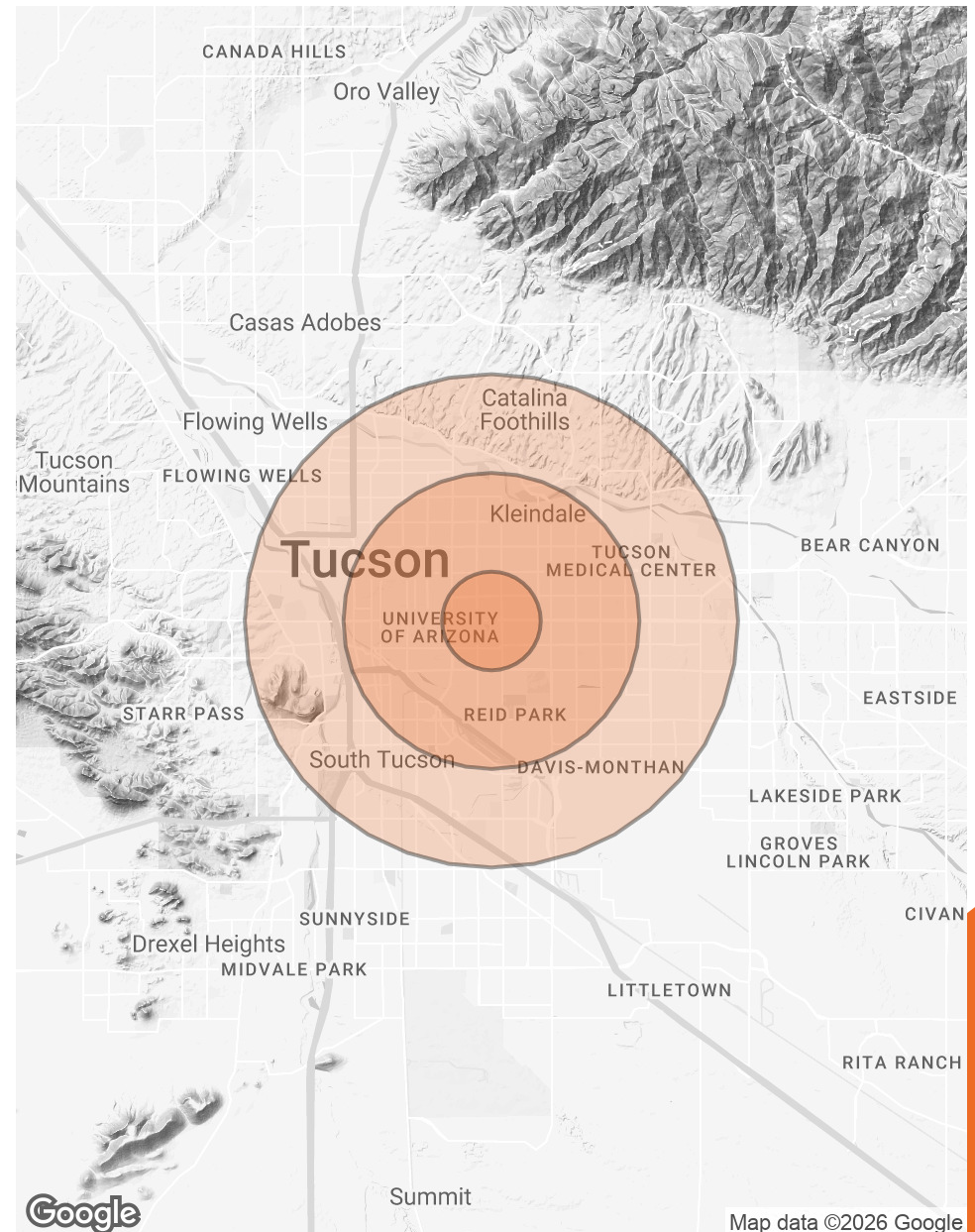


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,786	139,809	271,657
AVERAGE AGE	35.2	34.9	37.3
AVERAGE AGE (MALE)	34.8	34.2	36.2
AVERAGE AGE (FEMALE)	37.0	36.5	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,276	63,303	122,163
# OF PERSONS PER HH	2.3	2.2	2.2
AVERAGE HH INCOME	\$86,393	\$66,232	\$67,988
AVERAGE HOUSE VALUE	\$454,265	\$291,557	\$279,701

2023 American Community Survey (ACS)





Collective Strength, Accelerated Growth

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



SVNDESERTCOMMERCIAL.COM