

± 0.72-ACRE LOT FOR SALE OR GROUND LEASE (EXISTING 4,171 SF SECOND-GENERATION RESTAURANT)

DOWNTOWN  
TUCSON

748 W STARR PASS BLVD

TUCSON | AZ | 92024



**BANG**  
REALTY

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# PROPERTY HIGHLIGHTS

- ± 0.72-Acre Lot for Ground Lease (Existing 4,171 SF Second-Generation Restaurant)
- Outparcel to the Quality Inn Tucson
- Densely populated area of Tucson with over 95,000 residents in a 3-mile radius
- Excellent visibility with ±29,100 vehicles per day on W Starr Pass Blvd
- Highway visible pylon signage available
- Lease type - NNN

**LEASE RATE: \$175K ANNUALLY**

**SALE PRICE: \$2,250,000**



## Demographic summary

|                    | 1 Mile   | 3 Mile   | 5 Mile   |
|--------------------|----------|----------|----------|
| Population         | 7,523    | 95,522   | 251,666  |
| Average HH Income  | \$71,431 | \$56,377 | \$59,788 |
| Daytime Population | 6,761    | 83,054   | 152,392  |
| Median Age         | 37.1     | 30.4     | 33.0     |

## Traffic counts

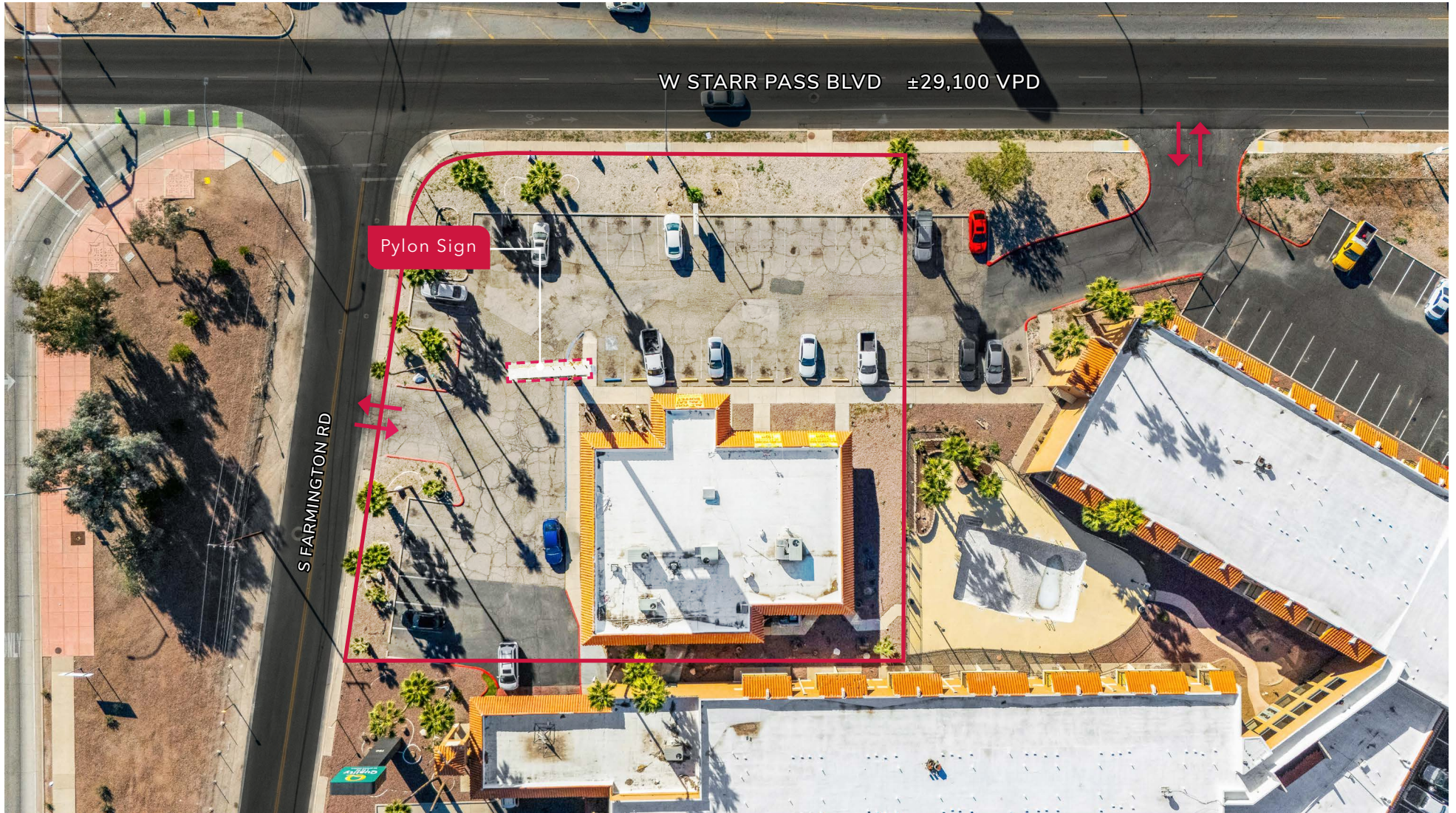
| STREET            | VPD          |
|-------------------|--------------|
| W Starr Pass Blvd | ±29,100 VPD  |
| I-10              | ±179,600 VPD |

Source: CoStarGroup

Join Area  
Retailers



# SITE MAP



# AERIAL



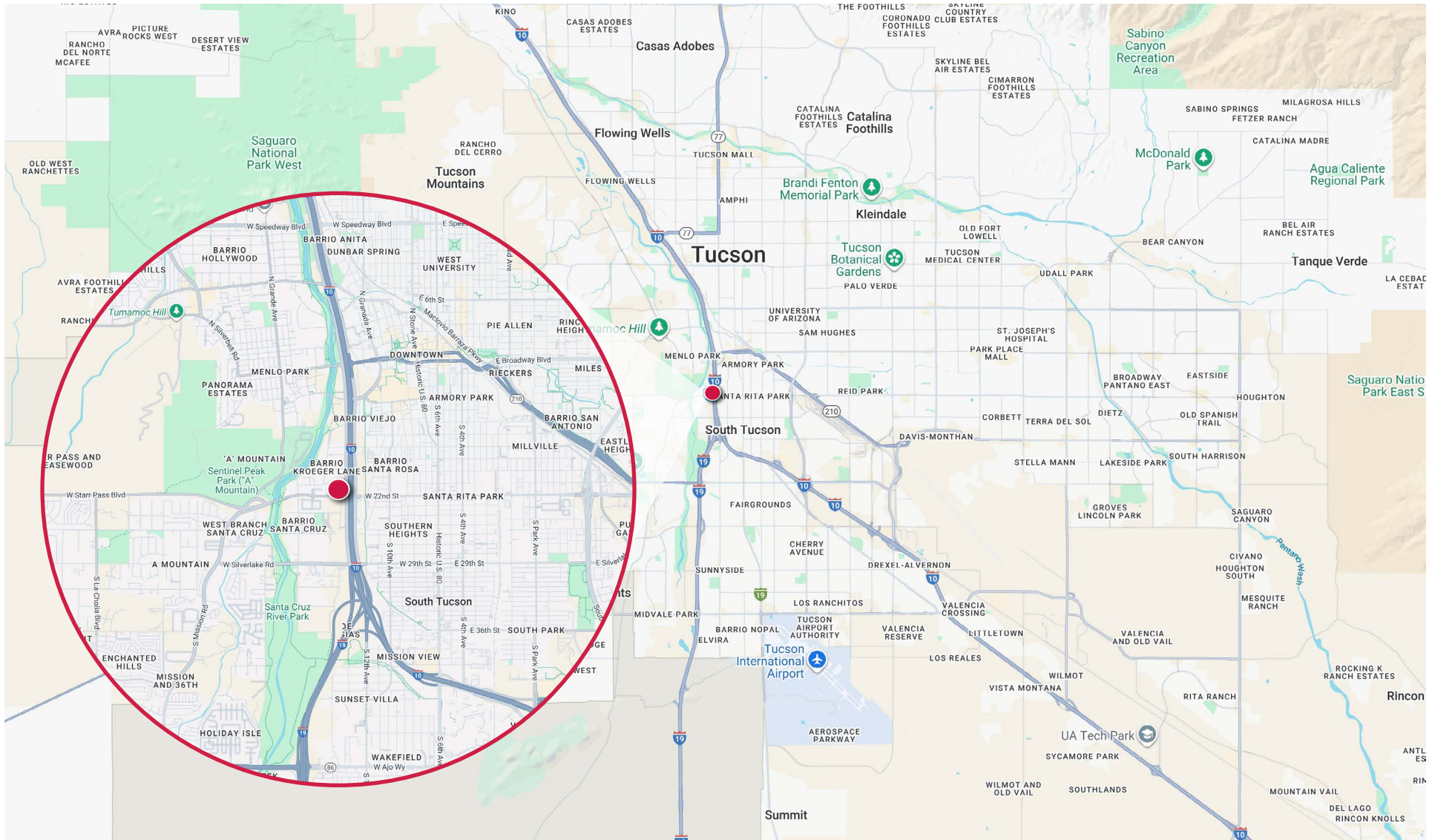
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# LOCATION MAP



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