



QSR Sublease Available

FOR LEASE



Blake's Lotaburger Sublease

1600 W VALENCIA RD, TUCSON, AZ 85746

PRESENTED BY:

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PROPERTY SUMMARY

BLAKE'S LOTABURGER SUBLEASE

1600 W VALENCIA RD
TUCSON, AZ 85746

OFFERING SUMMARY

LEASE RATE:	\$40 SF/yr (NNN)
BUILDING SIZE:	2,700 SF
AVAILABLE SF:	2,700 SF
LOT SIZE:	1.2 Acres
REMAINING TERM:	5 Years
OPTIONS:	4 X 5 Years
ESCALATIONS:	10% Every 5 Years



PROPERTY SUMMARY

Single-tenant QSR asset in southwest Tucson totaling \pm 2,700 SF, offered as a fully built-out second-generation restaurant space sublease of the existing Blake's Lotaburger. The purpose-built drive-thru property offers 24 parking spaces, a 12-car drive-thru stack, and traffic counts of over 50,000 vehicles per day on the corner of Valencia Rd and Midvale Park Rd.

PROPERTY HIGHLIGHTS

- Fully built-out second-generation restaurant space
- Sublease opportunity of the existing Blake's Lotaburger location
- Drive-thru with 12-car stack and 24 parking spaces
- Corner location with 50K vehicles per day
- Freestanding QSR building
- Positioned within dense national retail corridor
- Strong co-tenancy driving consistent consumer traffic



**RESTAURANT
BUILD OUT**



**DENSE RETAIL
CORRIDOR**

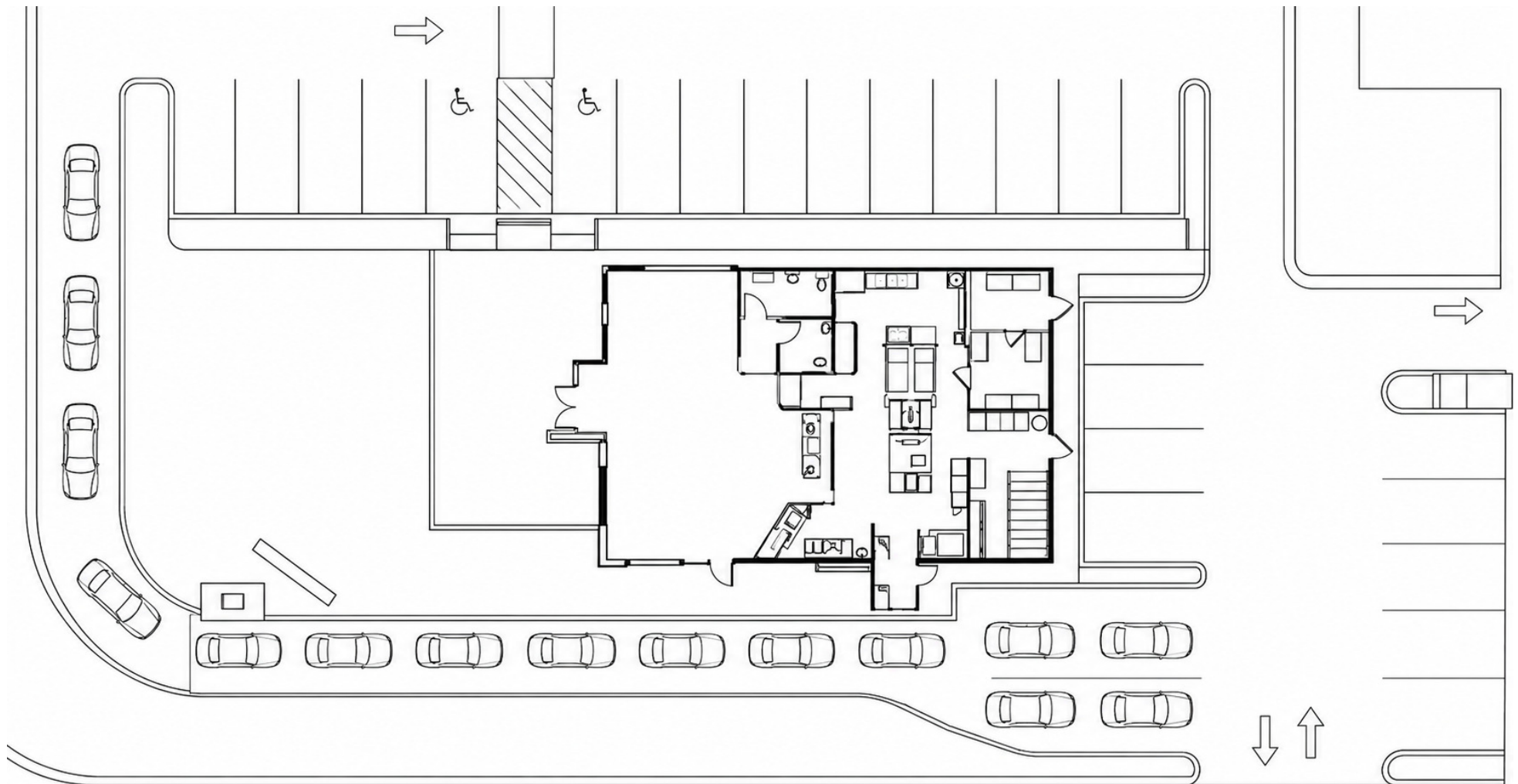


**HIGH TRAFFIC
FRONTAGE**

SITE PLAN



FLOOR PLAN

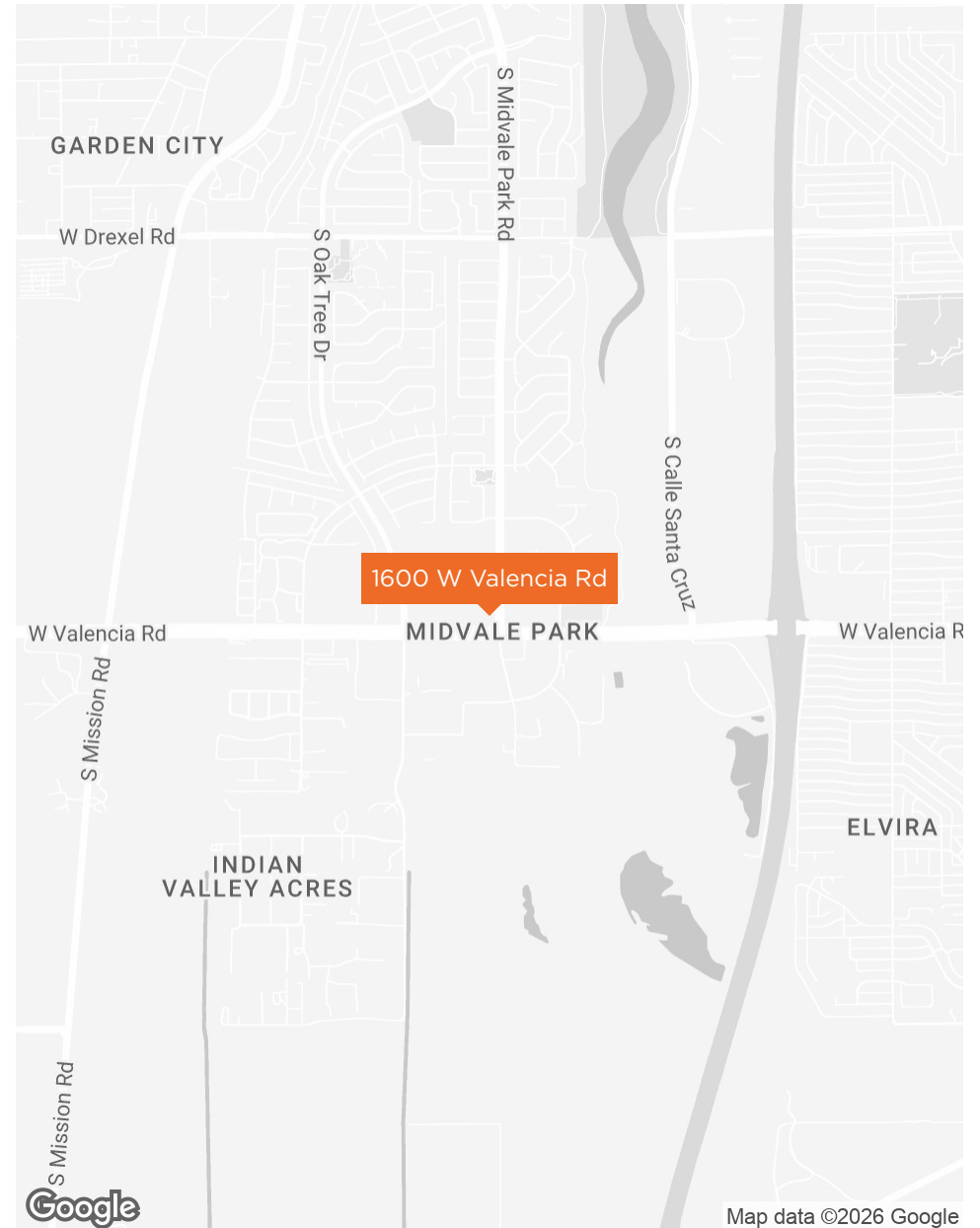
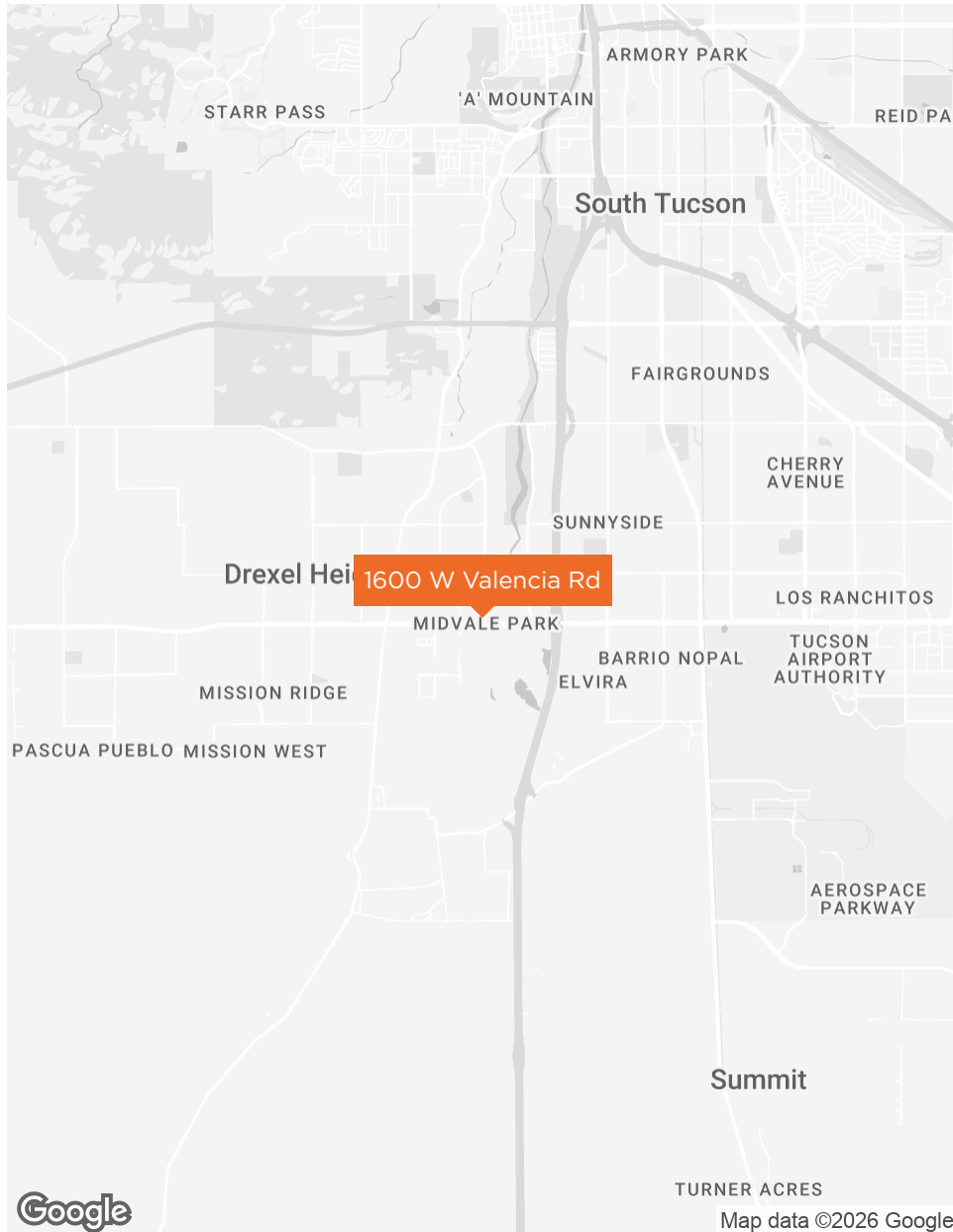


LOCATION DESCRIPTION

Located in the heart of the Midvale Park retail corridor in southwest Tucson, the property benefits from exceptional connectivity and a dense concentration of national retailers and daily-needs services. The site sits on the hard corner of W Valencia Road and S Midvale Park Road, which combined show daily traffic counts exceeding 50,000. The immediate trade area is anchored by a Walmart Supercenter and complemented by a strong mix of national brands including Walgreens, Lowe's, Fry's, and Harbor Freight, as well as a robust cluster of quick-service and casual dining options such as Panda Express, Taco Bell, Wendy's, and Chili's. This concentration of retailers creates a high-frequency shopping environment that supports repeat visits and cross-shopping behavior. Demographically, the area is supported by over 22,000 residents within a 1-mile radius and nearly 180,000 within 5 miles, with a solid middle-income base and a relatively young population. Additionally, nearby schools, healthcare facilities, and public transit stops contribute to consistent daytime traffic and accessibility for both employees and customers, further enhancing the site's leasing appeal.



LOCATION MAP



RETAILER MAP



AERIAL MAP

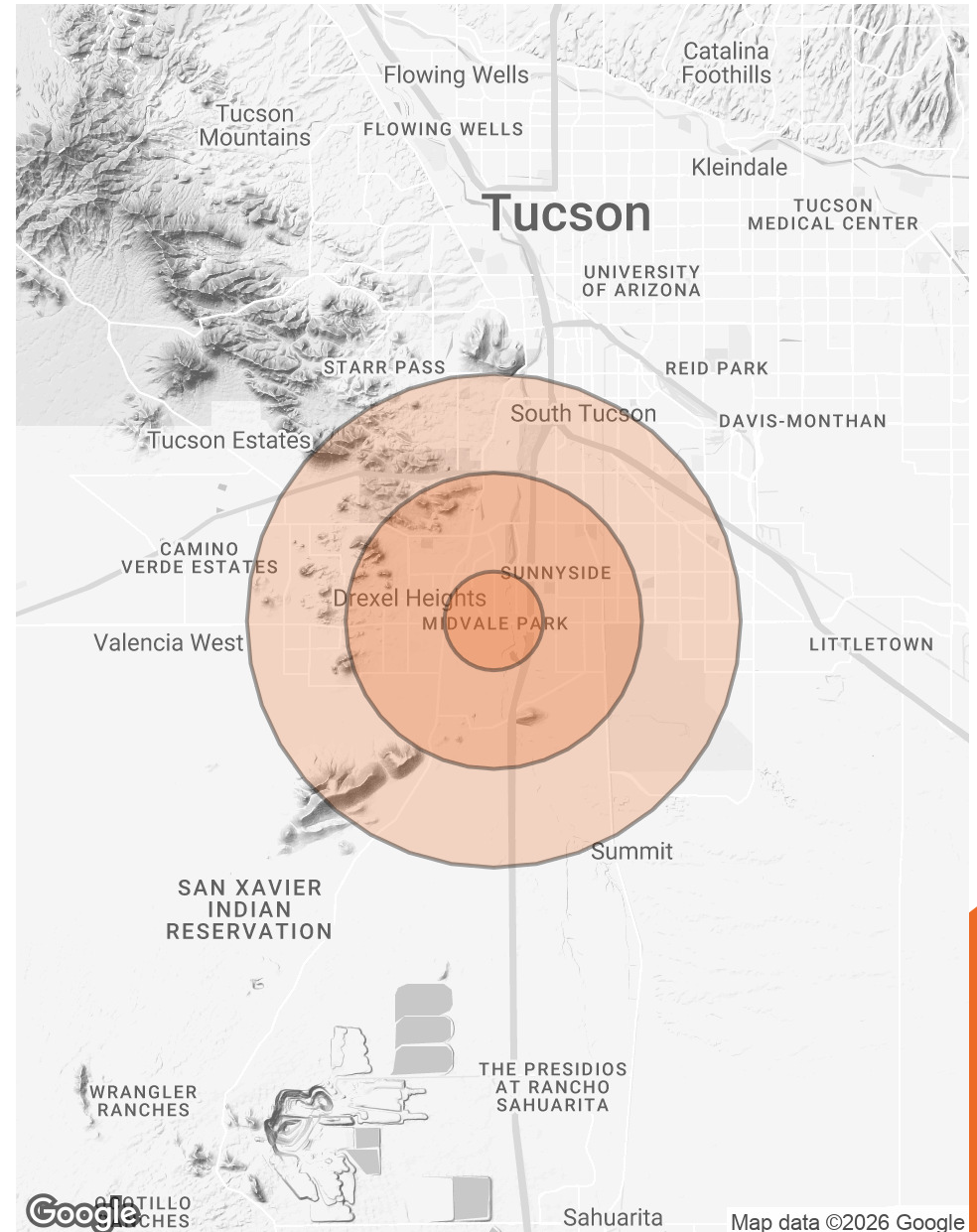


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,300	76,999	141,365
AVERAGE AGE	35.9	33.6	33.8
AVERAGE AGE (MALE)	28.7	32.6	32.9
AVERAGE AGE (FEMALE)	41.8	35.0	35.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,404	25,881	47,856
# OF PERSONS PER HH	2.7	3.0	3.0
AVERAGE HH INCOME	\$70,489	\$68,254	\$67,563
AVERAGE HOUSE VALUE	\$220,610	\$179,747	\$178,645

2023 American Community Survey (ACS)





Collective Strength, Accelerated Growth

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



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