

FOR SALE RESTAURANT

FORMER SAGUARO CORNERS RESTAURANT

NWC OLD SPANISH TRAIL & ESCALANTE | TUCSON, AZ



HIGHLIGHTS:

- ◆ Natural setting with wildlife; located across from Saguaro National Park
- ◆ Zoned CB-1 for current restaurant and potential gift shop and bike shop use
- ◆ Underserved area on the primary scenic corridor to Vail and adjacent to Tanque Verde Valley
- ◆ #6 liquor license available

SPECIFICS:

4,132 SF building | 72,000 SF land
\$395,000

The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein.

TRAFFIC COUNTS (average cars per day)

Old Spanish Trail	6,000
Escalante Rd	<u>4,000</u>
Total	10,000

Source: Pima Association of Governments, 2007 Traffic Count Map

DEMOGRAPHIC SUMMARY:

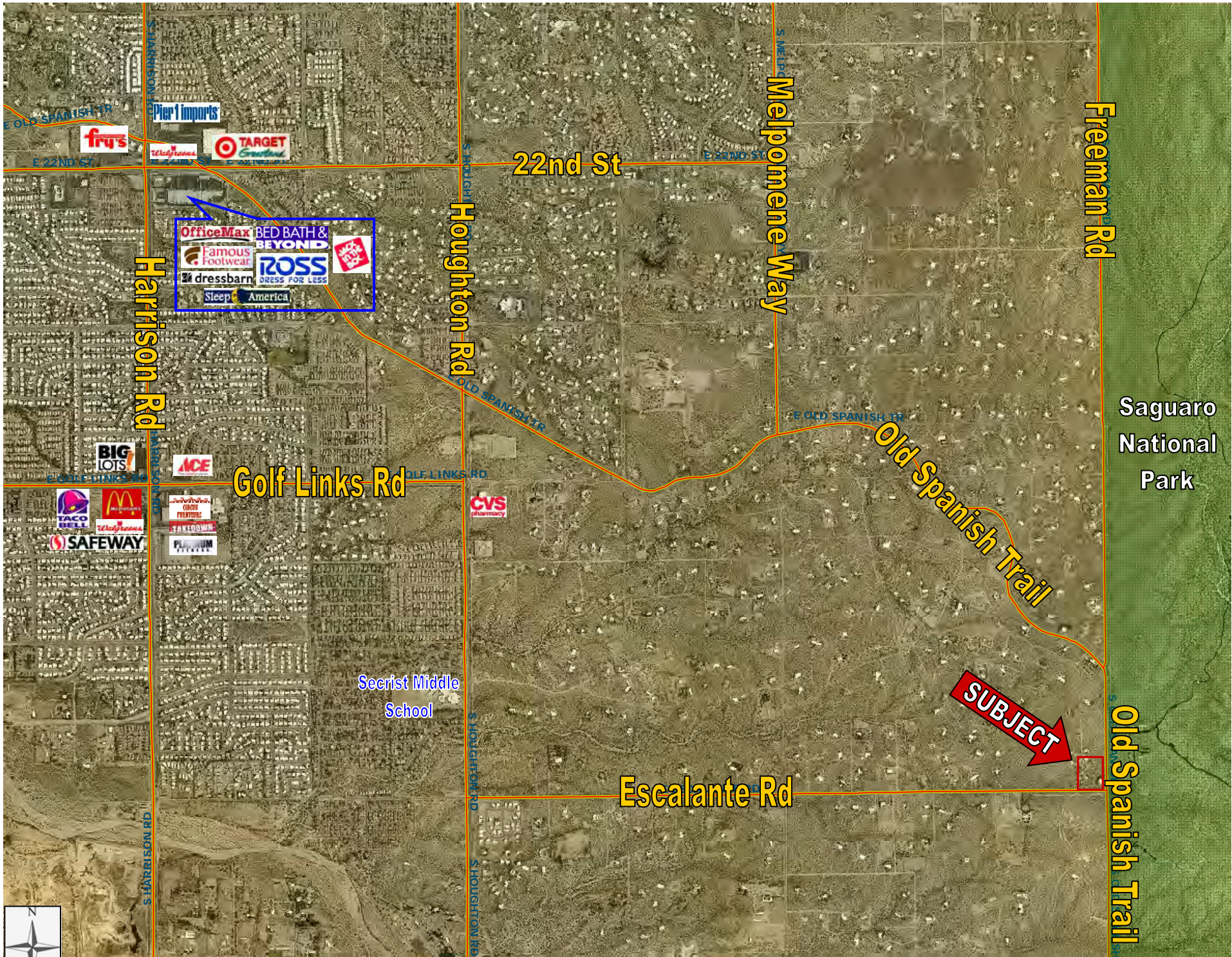
2010 Estimates	1 Mile	3 Miles	5 Miles
Population	717	14,423	65,006
# Households	252	4,979	23,603
Avg HH Income	\$98,443	\$80,446	\$73,166
# of Employees	70	1,314	8,215

Source: Applied Geographic Solutions/
TIGER Geography, April 2010

EXCLUSIVELY REPRESENTED BY:

DAVE HAMMACK
520-326-3200
dhammack@volkco.com





frut's

Pier 1 imports

Walmart
TARGET

22nd St

Harrison Rd

Houghton Rd

Melpomene Way

Freeman Rd

OfficeMax
Famous Footwear
dressbarn
Sleep America
BED BATH & BEYOND
ROSS
DRESS FOR LESS

BIG LOTS

ACE

Golf Links Rd

TACO BELL
McDonald's
SAFeway

CVS
Walgreens
PULP

CVS

Secrist Middle School

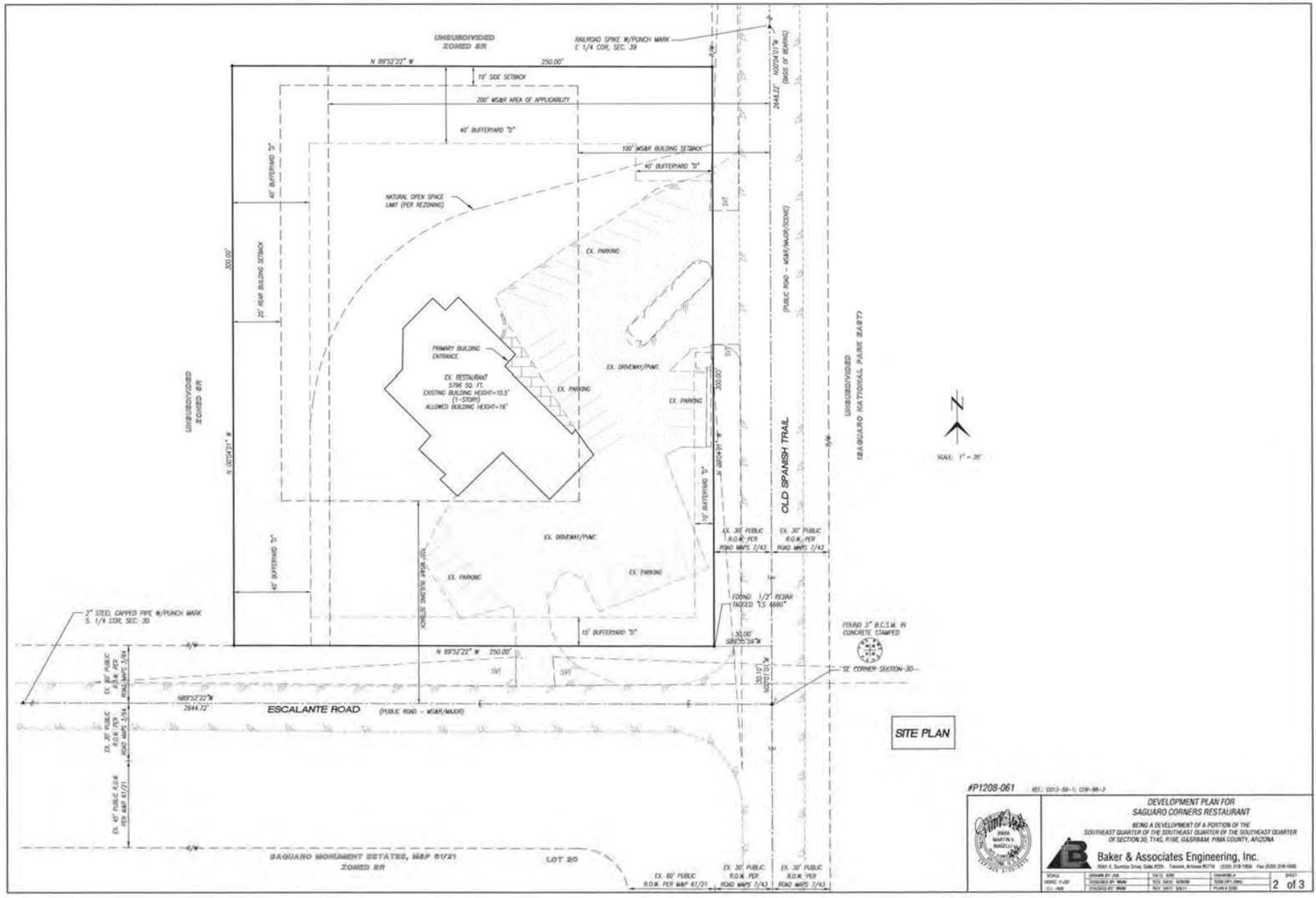
Old Spanish Trail

Saguaro National Park

Escalante Rd

SUBJECT

Old Spanish Trail



SITE PLAN

#P1208-061

REF: CD13-08-1, CD9-88-2



DEVELOPMENT PLAN FOR SAGUARDO CORNERS RESTAURANT

BEING A DEVELOPMENT OF A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, T14S, R15E, GASPARA P18M COUNTY, ARIZONA

Baker & Associates Engineering, Inc.
 8641 E. Sunrise Drive, Suite #270, Tucson, Arizona 85718 (520) 719-1880 Fax (520) 218-1880

SCALE	DATE	BY	CHKD BY	APP'D BY
AS SHOWN	10/13/10	DM	DM	DM
REVISED BY	DATE	BY	CHKD BY	APP'D BY
CD13-08-1	10/13/10	DM	DM	DM

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