

CENTRAL TUCSON BUILD-TO SUIT OPPORTUNITY

SPEEDWAY MIRAMONTE

SWC Speedway Boulevard & Camino Miramonte, Tucson, Arizona



This parcel of land on Speedway Boulevard, just west of Alvernon Way, consists of approximately 50,000 SF of land (C-3 zoning) and has been designed for a two-story office/retail building. The parcel has full access east/west to Speedway Boulevard and is adjacent to Rancho Center, home to Whole Foods Market. The initial concept plan shows a 14,900 SF building with ample parking.

Exclusively Represented By:

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TRAFFIC COUNTS:

Speedway Blvd:	53,000 average cars per day
Country Club Rd:	26,000 average cars per day
Alvernon Way:	39,000 average cars per day

Source: Pima Association of Governments, 2007 Traffic Count Map

DEMOGRAPHIC HIGHLIGHTS:

2010 Estimates	1 Mile	3 Miles	5 Miles
Population:	16,223	144,077	292,360
Avg. HH Income:	\$54,621	\$46,140	\$48,802

Source: Applied Geographic Solutions/TIGER Geography, April 2010



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