

FOR LEASE

210 N. Pantano

NEC OF BROADWAY BLVD. & PANTANO RD., TUCSON, ARIZONA

RETAIL



PROPERTY INFO

RESTAURANT AVAILABLE FOR LEASE

*Do not disturb tenant

Building Size ± 2,290 SF

Lease Rate \$25.00 PSF, NNN

Parcel Size ± 33,018 SF

Property Taxes \$15,349

Comments ±2,290 SF restaurant building with drive-thru available for lease. Great eastside location on major intersection. The property has an existing drive-thru lane that can be used for a quick-service restaurant. This is an excellent opportunity for an operator to locate in an established and dense area of east Tucson with high traffic and great visibility.

- Highlights**
- Great eastside Tucson location
 - Strong daytime population and good density
 - C-1 zoning
 - Former restaurant building includes drive-thru
 - Great monument signage on Pantano Road

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CBRE

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Demographics

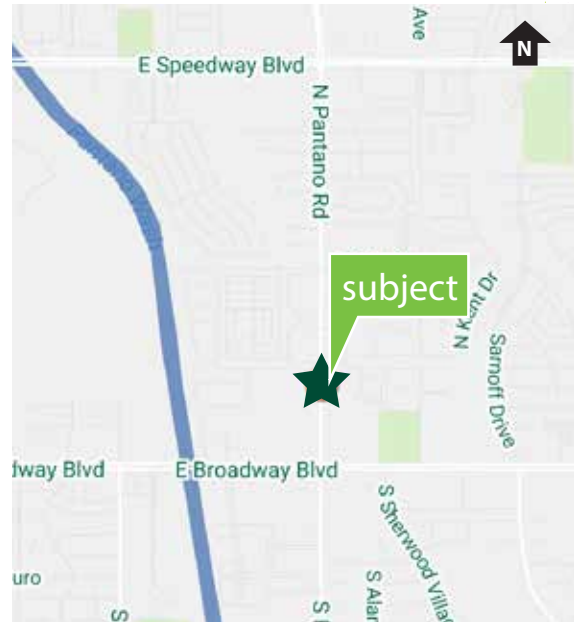
	1 Mile	3 Miles	5 Miles
Population	17,072	117,190	218,497
Average HH Income	\$42,485	\$57,088	\$60,886
Daytime Employment	6,762	44,543	91,159

Source: Kalibrate, 2017 Estimates

Traffic Counts

	Year	Vehicles Per Day
Broadway Blvd.	2012	42,000
Pantano Rd.	2010	37,000

Source: Pima Association of Governments, 2012 Estimates



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