

6300 E. TANQUE VERDE RD.
Price: \$1,225,000



'Ready-to-Go' Restaurant Purchase, or Rare Pad Site on Tanque Verde Rd. for Sale **A+ PAD LOCATION!**

This off corner pad site is just off the intersection of Wilmot, Tanque Verde, and Pima Rd. Tanque Verde Road is the main gateway to Northeast Tucson.

Major retailers in the area include; Target, Albertson's, McDonalds, Starbucks, El Dorado Medical Center, Trader Joe's, BMO Bank, Dutch Brothers, Taco Bell, Chick-Fil-A, Discount Tire, Chipotle, Mercedes Benz of Tucson, and Trail Dust Town, to name a few.

Your client can also choose to purchase a wonderful restaurant called Uncork'd Kitchen & Cocktails, ready to go, turnkey. Either way is a great opportunity at a rare prime spot on Tanque Verde Rd.

✓ Price:	\$1,225,000
✓ Building Size:	1,800 SF (per Pima County Assessor)
✓ Parcel Size:	20,077 SF (per Pima County Assessor)
✓ Parcel Number:	113-14-223A 113-14-224A
✓ Property Taxes:	\$4,759.45 (2025)
✓ Zoning:	C-1, C-2 City of Tucson
✓ Traffic Volume:	The intersection of Tanque Verde Rd. and Wilmot Rd is exposed to traffic streams of over 70,000 trips per day.
✓ Ample Parking	

Please, DO NOT DISTURB TENANT or Tour Without an Appointment.

Exclusively Represented By:

Tucson Realty & Trust Co.

333 N. Wilmot Road | Suite 340 | Tucson, AZ 85711

www.tucsonrealty.com

HANK AMOS
PRESIDENT

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AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	13,356	108,189	262,014
POP GROWTH 2025-2030 (Estimated)	2.11%	2.48%	2.34%
AVERAGE AGE	45	43	42
2025 AVG. HOUSEHOLD INCOME	\$56,232	\$58,406	\$60,347
2025 TOTAL HOUSEHOLDS	6,712	52,141	120,933
2025 MEDIAN HOME VALUE	\$331,585	\$321,820	\$332,948



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