

RETAIL / RESTAURANT SPACE

FOR LEASE



\$ LEASE RATE \$25/SF/YR	SF SUITE SIZE ±3,420 SF	N LEASE TYPE NNN	N² NNN CHARGES \$7.73/SF/YR
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4955 N. SABINO CANYON ROAD

SUITE 117 • TUCSON, AZ 85750

LEASING OPPORTUNITY

Prime retail / restaurant opportunity in Northeast Tucson, ideally positioned along Sabino Canyon Road just north of Snyder Road. Located within an affluent and highly desirable trade area with a strong surrounding residential base and proximity to established retail uses.

This ±3,420 SF end-cap suite features an existing full kitchen buildout with hoods, walk-up counter, standalone bar, covered patio, private office, and restrooms — restaurant infrastructure already in place for a variety of food & beverage concepts.

- Existing Full Kitchen Buildout with Hoods
- Walk-Up Counter / Ordering Area
- Standalone Bar with Additional Seating
- Covered Outdoor Patio
- Suite Divisible Down to 2,280 SF

PRIME END-CAP RESTAURANT SPACE FOR LEASE

±3,420 SF | NNN | SUITE 117

SUITE INFORMATION	
Suite	117
Suite Size	±3,420 SF
Space Type	End-Cap
Lease Rate	\$25/SF/YR
Lease Type	NNN
NNN Charges	\$7.73/SF/YR
Kitchen	Full Buildout
Outdoor Patio	Covered
Restrooms	Existing

PRIME LOCATION

Sabino & Snyder

FULL KITCHEN BUILDOUT

Hoods Included

COVERED OUTDOOR PATIO

Existing Patio

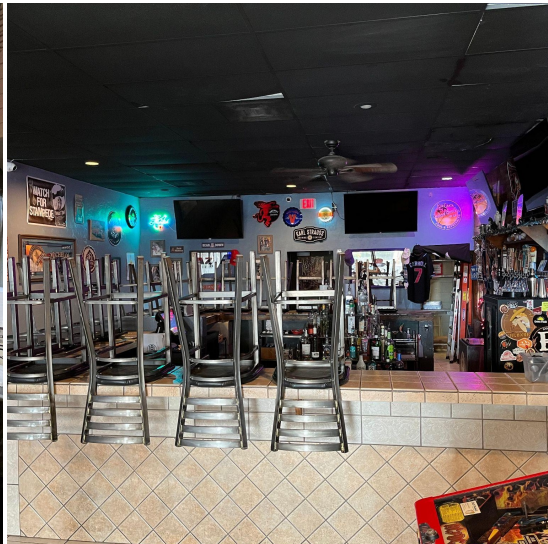
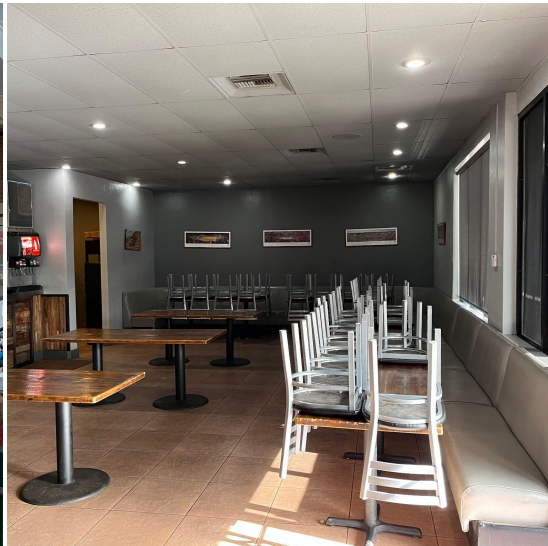
STANDALONE BAR

Extra Seating

TURNKEY READY

Move-In Ready

PROPERTY PHOTOS



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