

# SHAMROCK

1306 W Grant Road

Tucson Arizona



New Roof Being Installed

**\$2,000,000 • Shamrock Auto**  
**1306 W Grant Rd**  
**Tucson, Arizona 85745**



**ROB LAMB**  
Cell # **520-444-4411**  
[roblamb@roblamb.com](mailto:roblamb@roblamb.com)

# Summary

Located on the corner of Grant and Southbound I-10 Ramp. This Property is a high traffic area. One of the best locations in Tucson with freeway signage. Has a large sign on the North end of the parcel. Close to downtown, hotels, shopping, and restaurants.

This location has a daily traffic volume of 175,000+

# Investment Highlights

- I-10 Frontage
- High Traffic Area
- Gas Station/Convenience Store/ Auto Repair
- I-1 Zoning
- Fix-up
- Freeway Signage
- Corner of Grant and Southbound I-10 Ramp



# Property Information

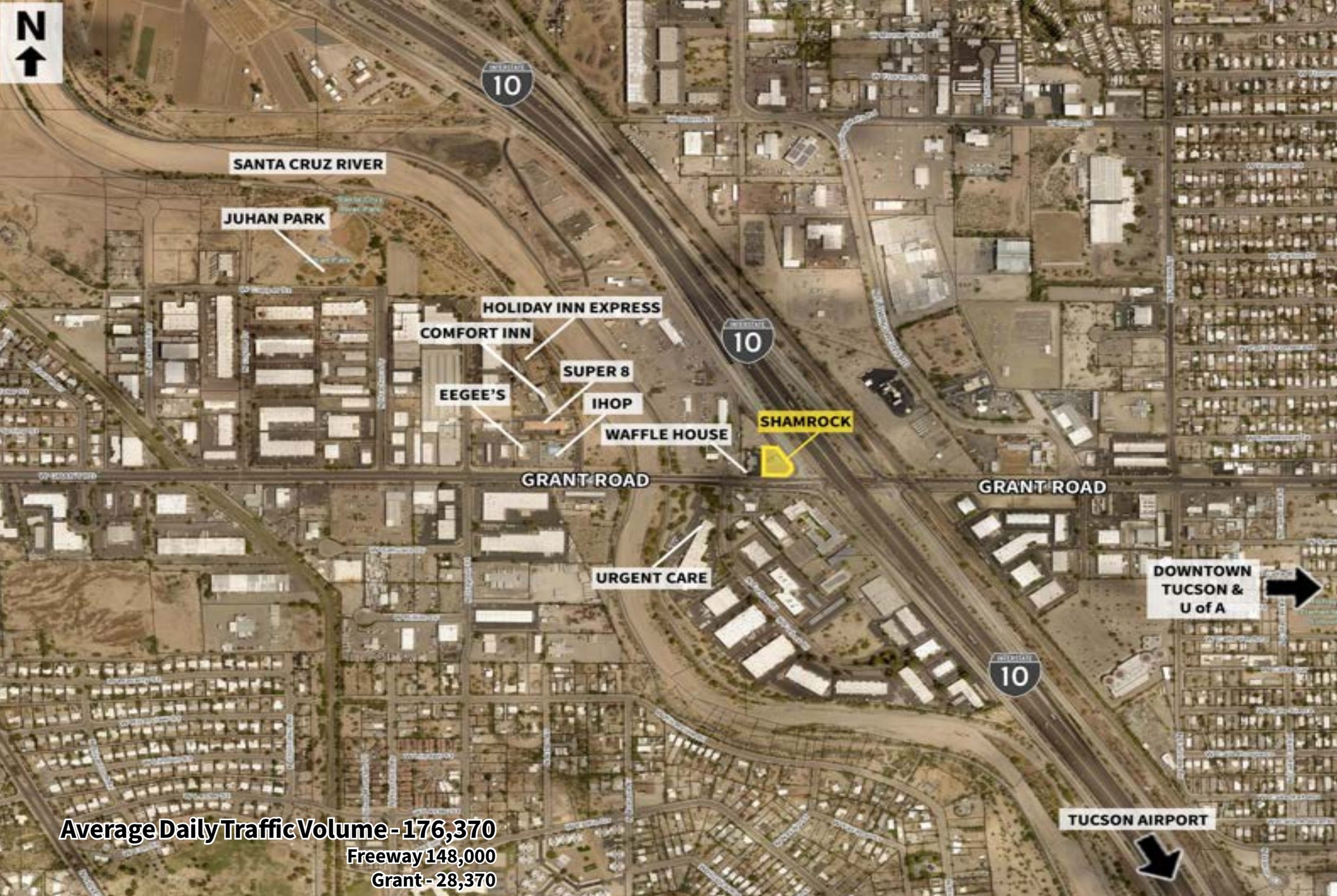
|               |                                     |
|---------------|-------------------------------------|
| Address       | 1306 W Grant Rd<br>Tucson, AZ 85745 |
| Property Type | Commercial Full Service Station     |
| Land Area     | 0.64 Acres                          |
| Building Area | 1660 SF                             |
| Year Built    | 1967                                |
| Zoning        | I-1                                 |
| APN Number    | 107-07-016F                         |

**\$2,000,000 • Shamrock Auto**  
**1306 W Grant Rd**  
**Tucson, Arizona 85745**



**ROB LAMB**  
**Cell # 520-444-4411**  
**roblamb@roblamb.com**





SANTA CRUZ RIVER

JUHAN PARK

10

10

10

HOLIDAY INN EXPRESS

COMFORT INN

SUPER 8

IHOP

EEGEE'S

WAFFLE HOUSE

SHAMROCK

GRANT ROAD

GRANT ROAD

URGENT CARE

DOWNTOWN  
TUCSON &  
U of A

TUCSON AIRPORT

Average Daily Traffic Volume - 176,370  
Freeway 148,000  
Grant - 28,370

**\$2,000,000 • Shamrock Auto**  
**1306 W Grant Rd**  
**Tucson, Arizona 85745**



**ROB LAMB**  
Cell # **520-444-4411**  
roblamb@roblamb.com





**SHAMROCK**

**WAFFLE HOUSE**

**GRAND LUXE HOTEL**

**HYATT PLACE**

**URGENT CARE**



**GRANT ROAD**

**Average Daily Traffic Volume - 176,370**  
Freeway 148,000  
Grant - 28,370

**\$2,000,000 • Shamrock Auto**  
**1306 W Grant Rd**  
**Tucson, Arizona 85745**



**ROB LAMB**  
Cell # **520-444-4411**  
[roblamb@roblamb.com](mailto:roblamb@roblamb.com)