

# WAYWARD WINDS LODGE

707 W Miracle Mile | Tucson, AZ

CUSHMAN &  
WAKEFIELD

 **PICOR**

FOR SALE





# WAYWARD WINDS LODGE

707 W Miracle Mile | Tucson, AZ



## PROPERTY DETAILS

|            |                                      |
|------------|--------------------------------------|
| Available  | 26,096 SF                            |
| Sale Price | \$2,500,000                          |
| Lot Size   | 102,486                              |
| Zoning     | C2 Heavy Commercial (City of Tucson) |
| Address    | 707 W Miracle Mile 85705             |

## HIGHLIGHTS

- Classic Mid-Century Motor Hotel
- High Visibility with “Left in/Left out” Access
- Close to Downtown and Interstate 10
- Development Incentives

## TRAFFIC COUNTS

|                      |                   |
|----------------------|-------------------|
| Miracle Mile / SR 77 | 23,759 VPD (2025) |
| Oracle Rd            | 25,615 VPD (2025) |

## DEMOGRAPHICS

|         | Population | Average Household Income | Daytime Population |
|---------|------------|--------------------------|--------------------|
| 1 Mile  | 15,435     | \$52,934                 | 6,008              |
| 3 Miles | 125,056    | \$72,364                 | 83,179             |
| 5 Miles | 243,252    | \$87,219                 | 131,699            |



**Rob Tomlinson** / Principal / [rtomlinson@picor.com](mailto:rtomlinson@picor.com) / +1 520 240 4299

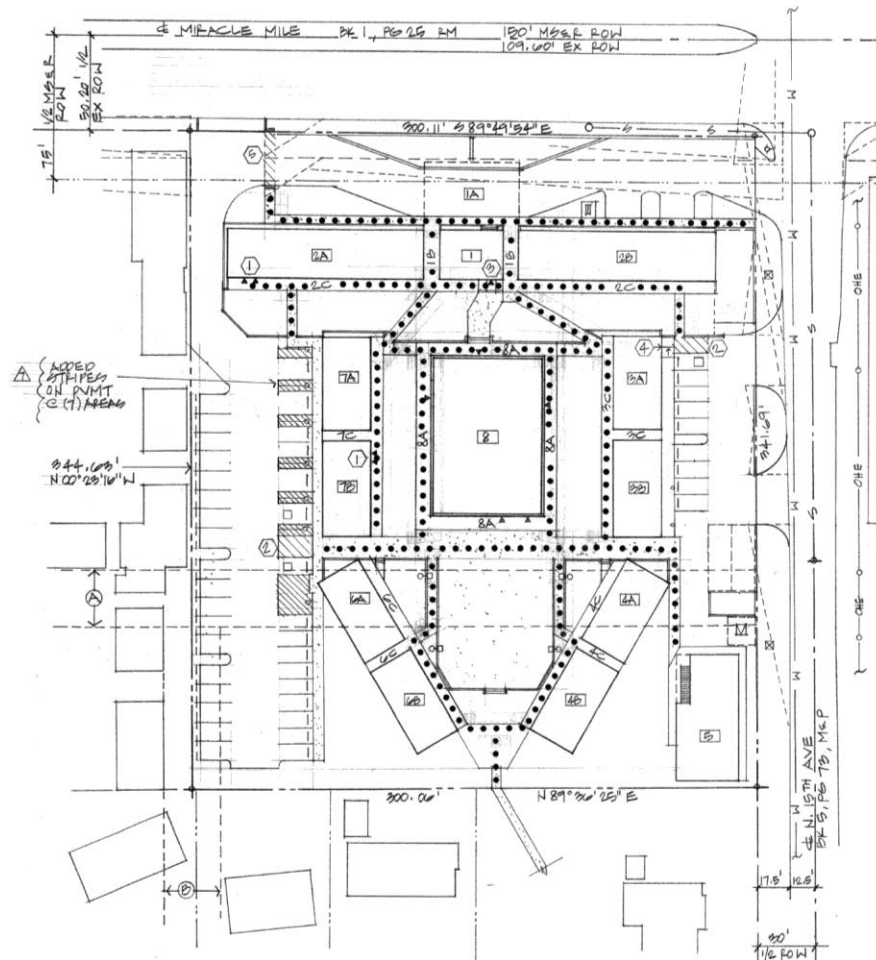
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## SITE PLAN

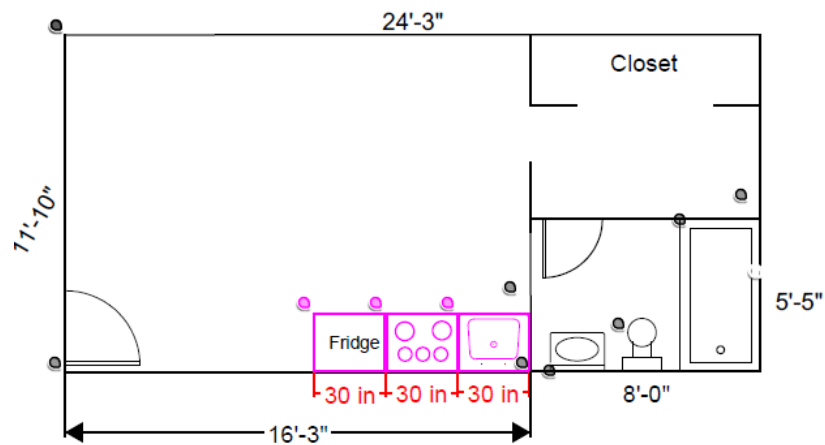


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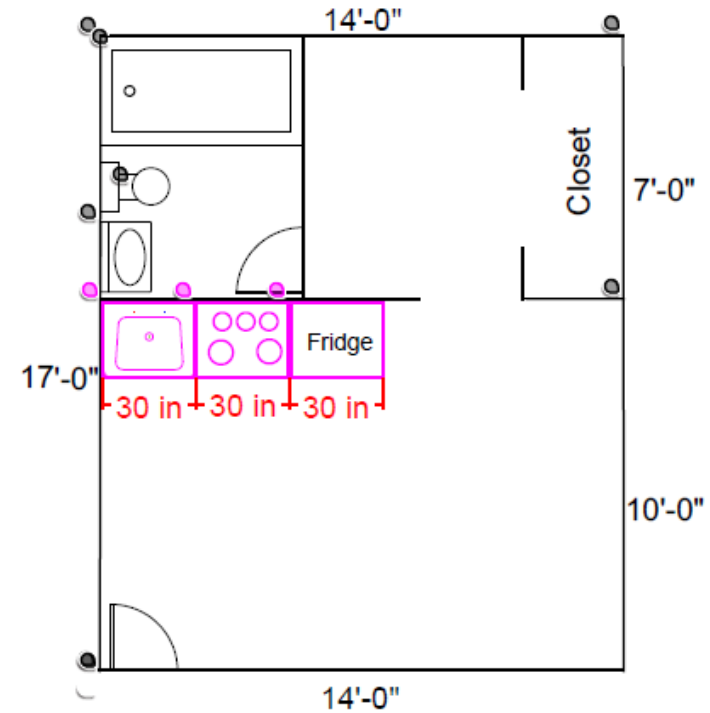
## UNIT CONCEPT PLANS

COLORED DESIGN ELEMENTS ARE CONCEPTUAL



### 8 UNITS

Plumbing: New Sink  
2 GFI's  
ADD Burner/Outlet  
ADD Fridge/Outlet  
Cabinet, Top, Upper



### 14 UNITS

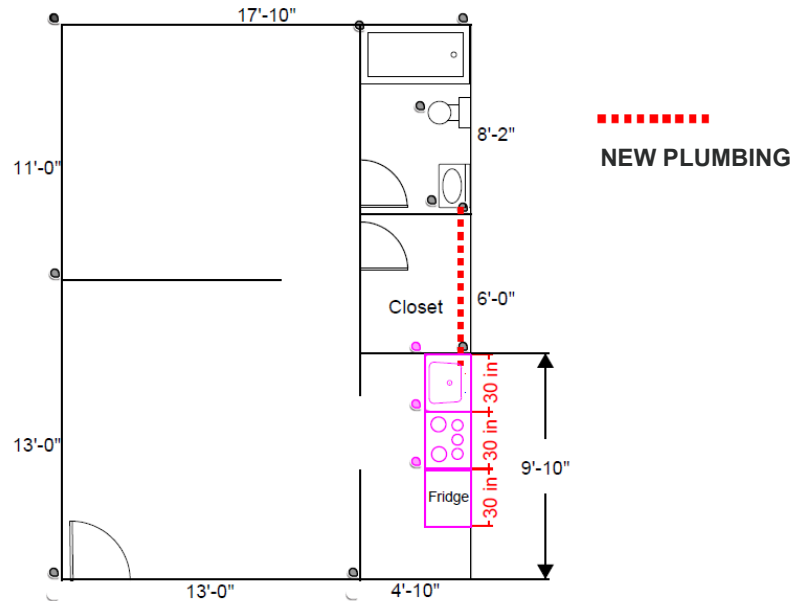
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## UNIT CONCEPT PLANS

COLORED DESIGN ELEMENTS ARE CONCEPTUAL



### 8 UNITS

Plumbing: U.G. New Sink

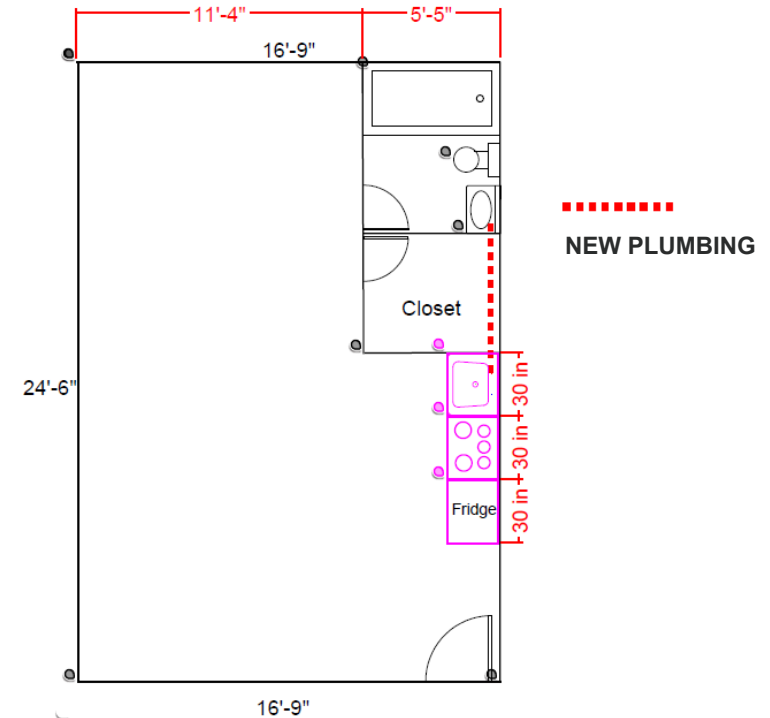
Flooring

2 GFI's

ADD Burner/Outlet

ADD Fridge/Outlet

Cabinet, Top, Upper



### 8 UNITS

Plumbing: U.G. New Sink

Flooring

2 GFI's

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## AERIAL



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## FACING EAST



## FACING WEST



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