



Sherwood Professional Terrace
8230 E Broadway Blvd Suite E4-E6
Tucson, AZ 85710



INVESTMENT SALE

SUITE E4-E6: FULLY LEASED

SALE PRICE: CONTACT AGENT

Key Features

- No Vacancy – 100% Tenant Occupancy
- Excellent East side location with Broadway access and visibility
- Private entrance with gated patio terrace
- New HVAC system, New LED lighting, and new interior paint (April/Sept 2024)
- On bus line
- Two restrooms

Property Details

Size	Total of 1,300 SF (3 Suites, 2 Restrooms, & additional 400 SF Terrace)
Tenants	Wellness Clinic & Real Estate Office
Full-Service Rent	Power, water, HOA fees, & restroom cleaning included
Parcel Size	2.65 Acres
Assessor Parcel No.	134-12-004N
Zoning	O-3
Year Built	1973
Parking	Ample Parking

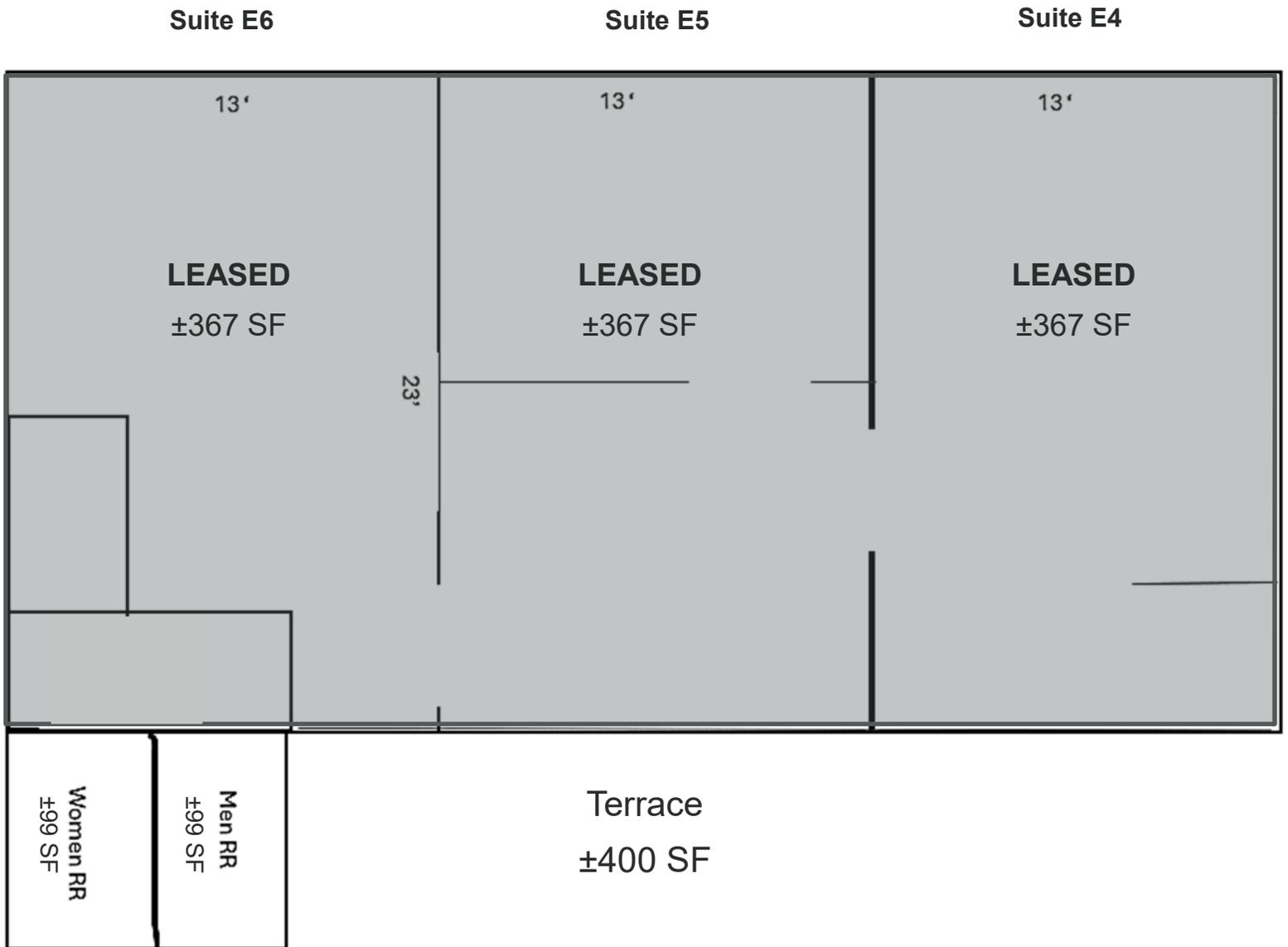


SE HABLA ESPAÑOL

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Floor Plan



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Front of Property



Front of Suite E4



Inside of Suite E4



Inside of Suite E5



Suite E6 Kitchen

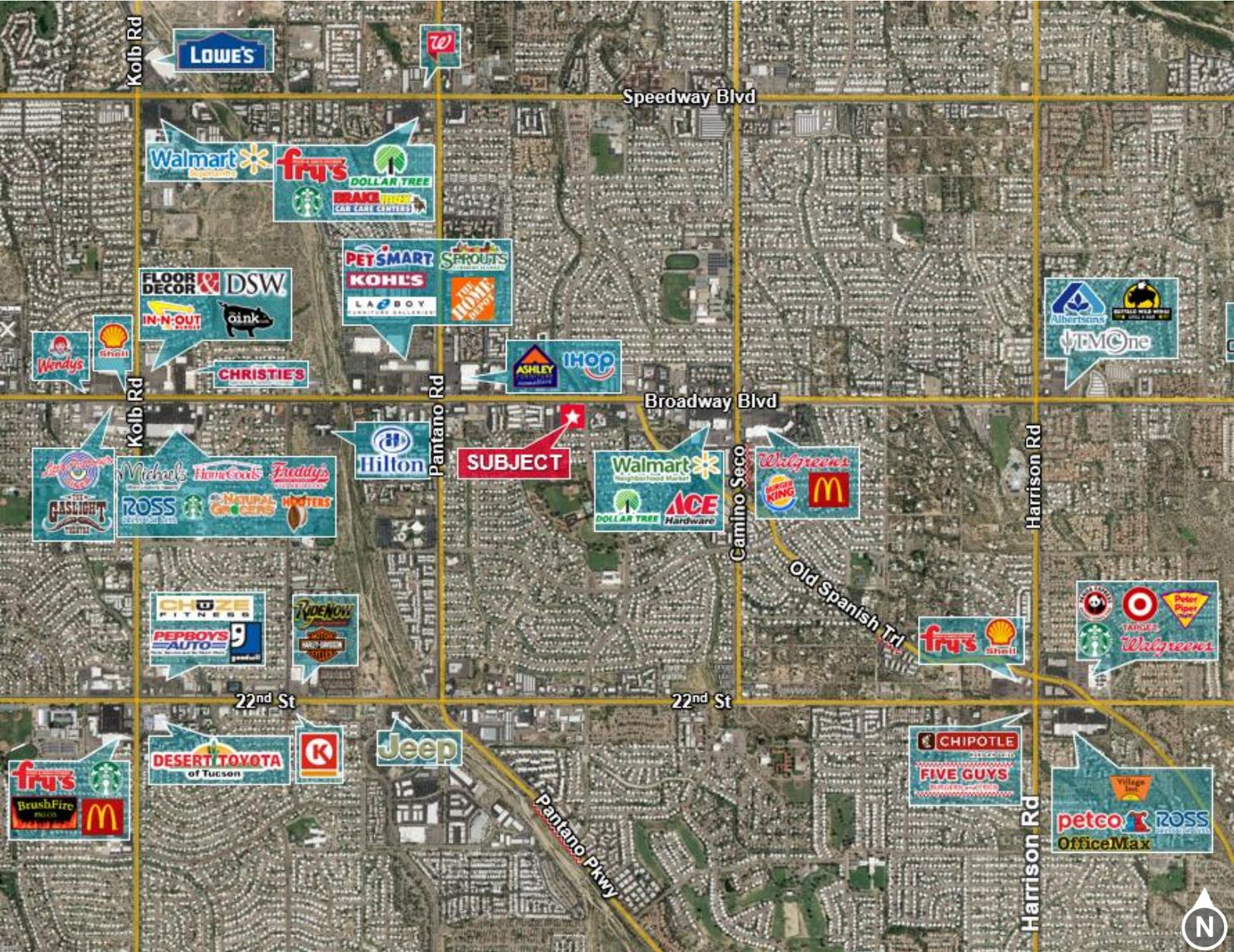


Suite E6 Kitchen

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Trade Map / Aerial



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Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



456,600
TOTAL
HOUSEHOLDS



35%
COLLEGE
EDUCATION



1.1%
POPULATION
GROWTH RATE



\$74,400
MEDIAN HOUSEHOLD
INCOME



4.1%
UNEMPLOYMENT
RATE



56,544
UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2025

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,076
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,000
4. STATE OF ARIZONA - 8,580

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BESTCOLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH.
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

Sources: BLS, BEA, Federal Reserve, Moody's Analytics, arizona.edu, suncorridorinc.com, US News & Report, Sites USA
Cushman & Wakefield | PICOR 08/13/2025

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