

\*Image is a rendering to show potential uses



\*Image is a rendering to show potential uses



FOR LEASE

## 3.0 ACRES (DIVISIBLE TO 1.4 & 1.6 ACRES) LEASE RATE: CONTACT AGENT

### Key Features

- 3.0 acres that can be divided into 1.4 and 1.6 acre lots
- 1.4-acre lot is ideal for an auto dealership or other retail uses
- 1.6-acre lot suitable for outdoor storage / contractor yard
- Both lots are fully fenced and lit
- Utilities: water & electric
- In close proximity to Downtown Tucson & the University of Arizona
- Located in the Sunshine Mile District & Opportunity Zone

**1.4 Acre Lot Potential for Automotive Dealership / Retail / Industrial Uses**



338 E Broadway



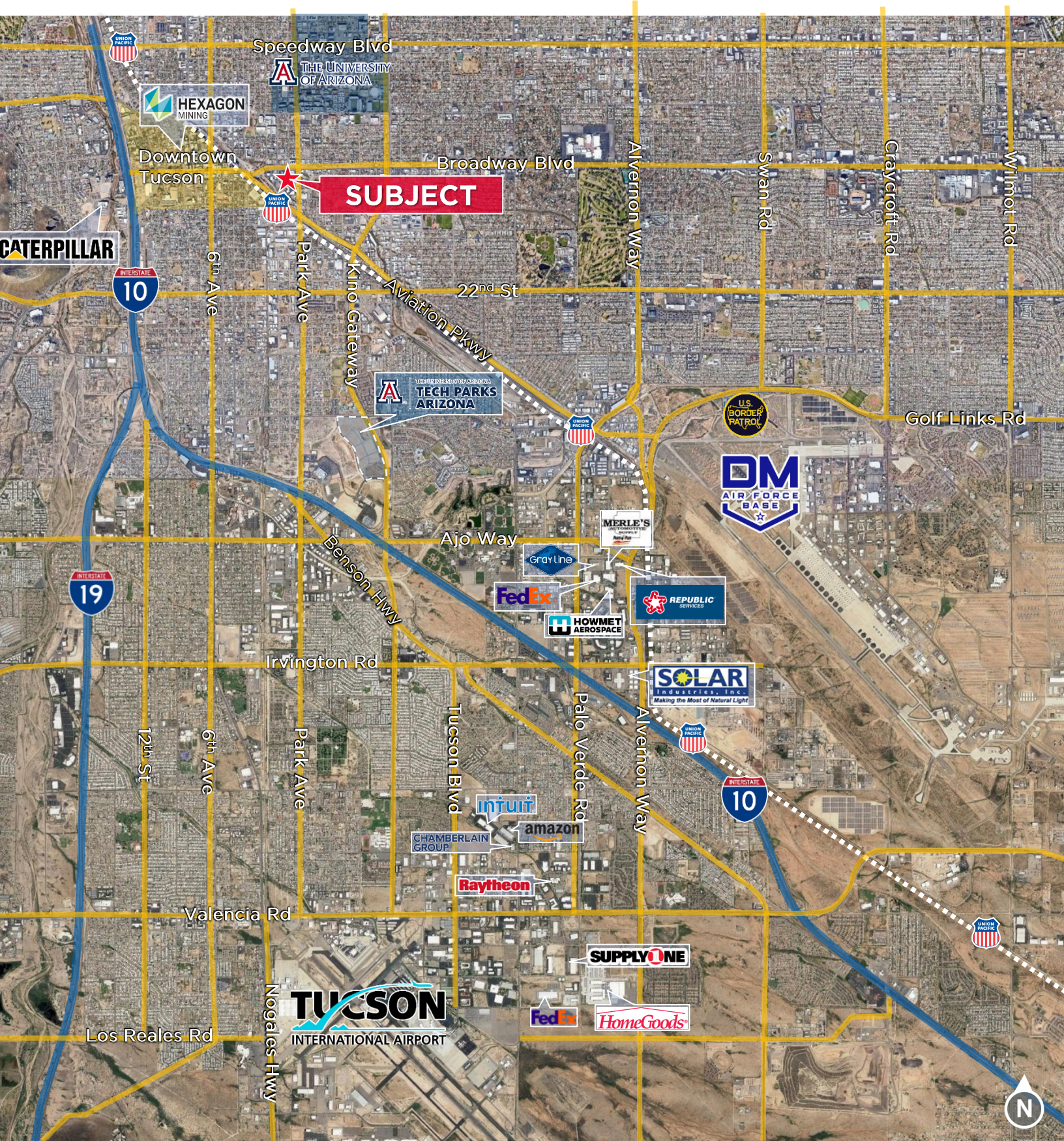
## 1.6 Acre Lot



**Andrew Keim**  
**Industrial Properties**  
+1 520 271 8950  
[akeim@picor.com](mailto:akeim@picor.com)

[picor.com](http://picor.com)

### Trade Map



## Tucson Market Overview



**1.08M**  
TUCSON MSA  
POPULATION



**456,600**  
TOTAL  
HOUSEHOLDS



**35%**  
COLLEGE  
EDUCATION



**0.6%**  
POPULATION  
GROWTH RATE  
(YOY)



**\$74,000**  
MEDIAN HOUSEHOLD  
INCOME



**4.2%**  
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 11/13/2025

**Andrew Keim**  
Industrial Properties  
+1 520 271 8950  
[akeim@picor.com](mailto:akeim@picor.com)

picor.com