

HIGH IDENTITY RETAIL/OFFICE BUILDING
MAJOR ARTERY & LIGHTED INTERSECTION
5330 E. Broadway, Tucson, Arizona
Dense Office, Retail, and Residential Hub

**NEW
PRICING**

Exclusively represented by:

BRENNALACEY
520.495.2233
brennalacey@volkco.com



- Signage, signage, signage!
- High windows and ceilings
- Walkable to shops, restaurants, hotels

Broadway Boulevard

The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale - for illustration only. All sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown are subject to modification by Landlord. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the property or adjacent areas.



Traffic Count Source: PAG TDMS 2021

5,220 SF FREESTANDING BUILDING FOR LEASE

5330 East Broadway Boulevard, Tucson, Arizona

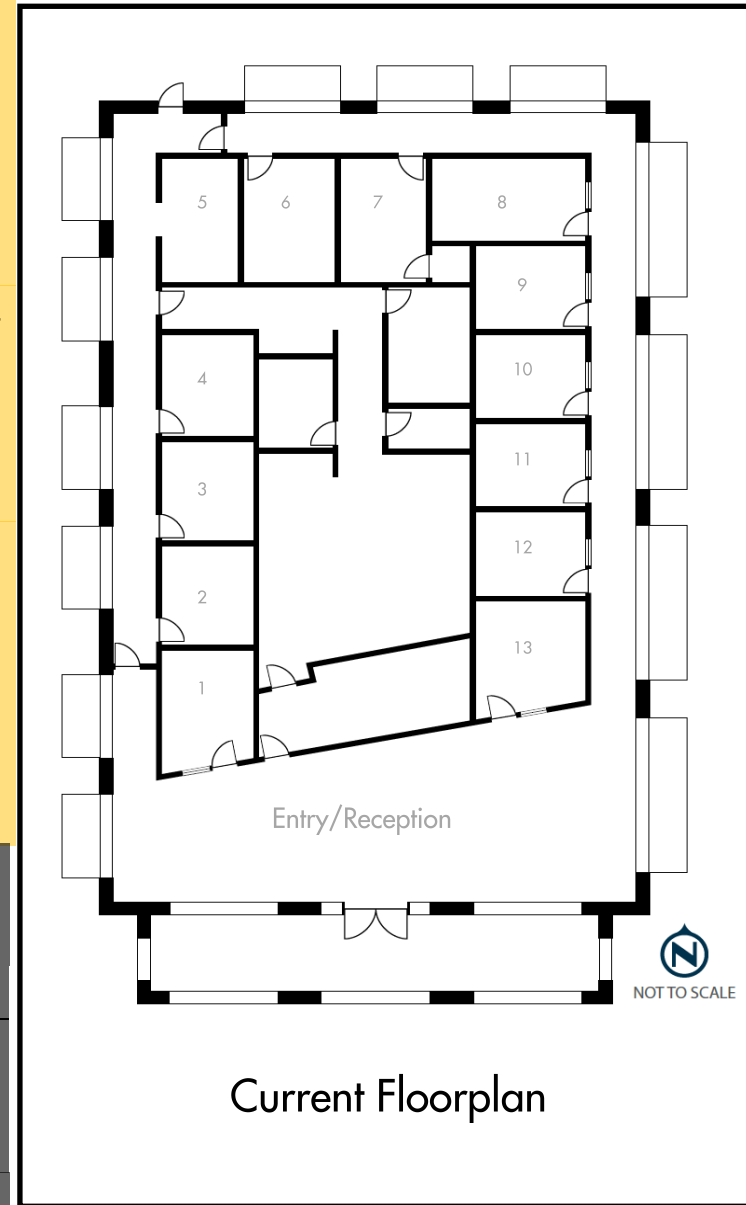
Building Size:	±5,220 SF Previous financial offices with large reception area and 13 private glass-walled offices, admin area
Zoning:	Pad-1
Ceiling Height:	±24' Beautiful large showroom potential. Building originally used for high-end retail sales.
Signage:	Fantastic! Three sides visible to roadways
Rent:	\$34/ SF triple net

- Located On Major Tucson Office/Retail Artery
- Close To Park Place Mall
- Excellent Parking Field
- Many Walkable Amenities: Great Shopping, Hotels and Restaurants
- Within Walking Distance of 1,250,000 SF of Office Space

DEMOGRAPHICS

(2021 estimates)	1 Mile	3 Miles	5 Miles
Population	11,966	115,222	266,129
Avg. HH Income	\$63,523	\$60,879	\$64,261
Total employees	11,651	63,974	141,069

Source: Applied Geographic Solutions 11/2021, TIGER Geography



Current Floorplan



- Highly Visible
- Windows/Signage options on three sides
- Heavy residential, employment and vehicle traffic

TRAFFIC COUNTS

Broadway Boulevard	43,706 AADT
Craycroft Road	29,780 AADT

Source: PAG TDMS 2021