

# LONGTERM, NNN LEASED, INVESTMENT OPPORTUNITY

## Cost Plus World Market & D-BAT

5975 East Broadway Blvd., Tucson, AZ 85711



7150 E. CAMELBACK RD, SUITE 425, SCOTTSDALE, AZ 85251



EXCLUSIVELY LISTED BY

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# PROPERTY SUMMARY

This Two-Tenant, Triple Net-Leased, freestanding big box retail property sits on 4.25 acres offering institutional grade storefront exposure within Tucson's top retail corridor. Its location directly across from Park Place Mall delivers unmatched access to regional consumer traffic - a key driver for tenant retention and lease-up potential. It shares this parking lot with Best Buy.

**D-BAT's grand opening occurred in mid-September 2025. Their lease includes four (4%) annual increases.**

The roof was recently recoated (October 2025) with a 10 year transferrable warranty.

The Property is located directly across from Park Place Mall. This is the Southeast Tucson region's dominant enclosed shopping center, anchoring the retail trade area with a synergistic blend of national anchors, specialty retailers, entertainment, and F&B.

## PROPERTY SUMMARY

<b>Sale Price:</b>	<b>\$6,900,000</b>	<b>Size (GBA):</b>	<b>± 36,800 SF</b>
<b>Price-per-SF:</b>	<b>\$187.50</b>	<b>Year Built:</b>	<b>2000</b>
<b>Cap Rate:</b>	<b>7.0%</b>	<b>Year Renovated:</b>	<b>2005</b>
<b>NOI:</b>	<b>\$483,000</b>	<b>Parcel(s)/APN</b>	<b>127-09-008C</b>
<b>Occupancy:</b>	<b>100%</b>	<b>Lot Size:</b>	<b>± 4.25 Acres</b>
<b>Traffic:</b>	<b>50K VPD</b>	<b>Parking</b>	<b>± 7:1,000 SF</b>

**Cross Streets: North Wilmot Rd: 43,003 VPD and East Broadway Blvd: 51,721 VPD**



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