

FOR LEASE - FORMER OFFICE MAX

23,390 SF AVAILABLE - 1.77 ACRES

860 E BROADWAY BLVD,
TUCSON AZ 85719



The
Carrington
Company

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PROPERTY SUMMARY

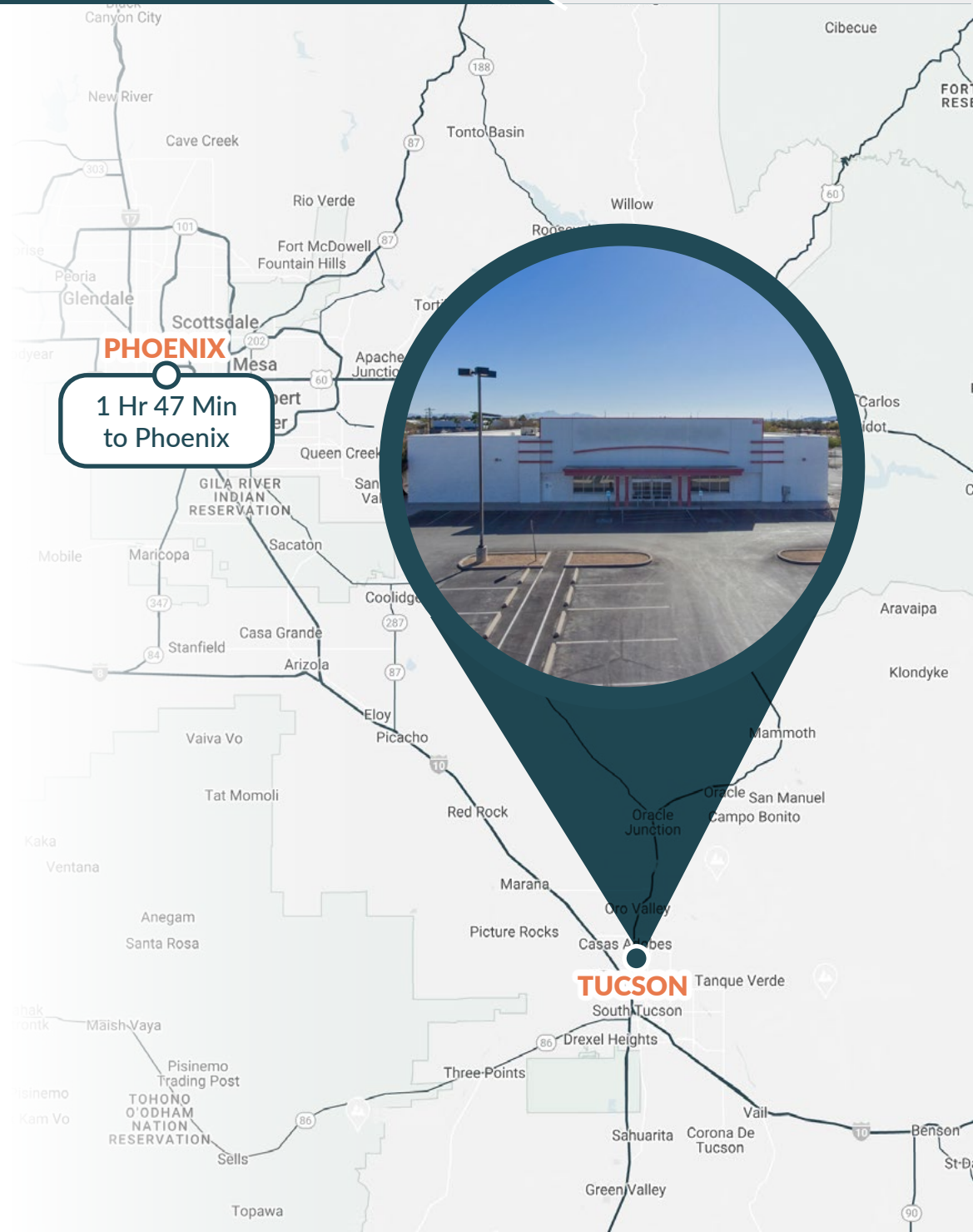
The Carrington Company proudly presents an exceptional leasing opportunity: a 23,390 square foot freestanding building. Situated on the highly trafficked E Broadway Blvd, one of the main East/West arterials in the city of Tucson with $\pm 34,700$ vehicles per day. This property offers outstanding visibility, excellent access, ample parking, a full loading dock and monument signage. Located within walking distance of University of Arizona, the property is surrounded by student housing and apartments, making this junior box space an ideal opportunity for Retail or Grocery users. Nearby retailers include Safeway, Walgreens, Natural Grocers, Target, Walmart, Marshalls, Ross, Burlington, Home Depot and many more.

AVAILABILITY

- Total available square footage: 23,390
- 1.77 Acres

LOCATION FEATURES

- 114 Parking Stalls
- Two (2) Dock Doors
- Excellent Visibility & Access
- Monument Signage on both E Broadway Blvd & S Euclid Ave
- Situated directly across from newly constructed upscale student housing and $\frac{1}{2}$ mile from the University of Arizona



PROPERTY AERIAL



ACE
Hardware

A THE UNIVERSITY
OF ARIZONA

M

THE MARK

SAFeway

DEL TACO

E BROADWAY BLVD

PARK AVE

SITE

- 23,390 sf available

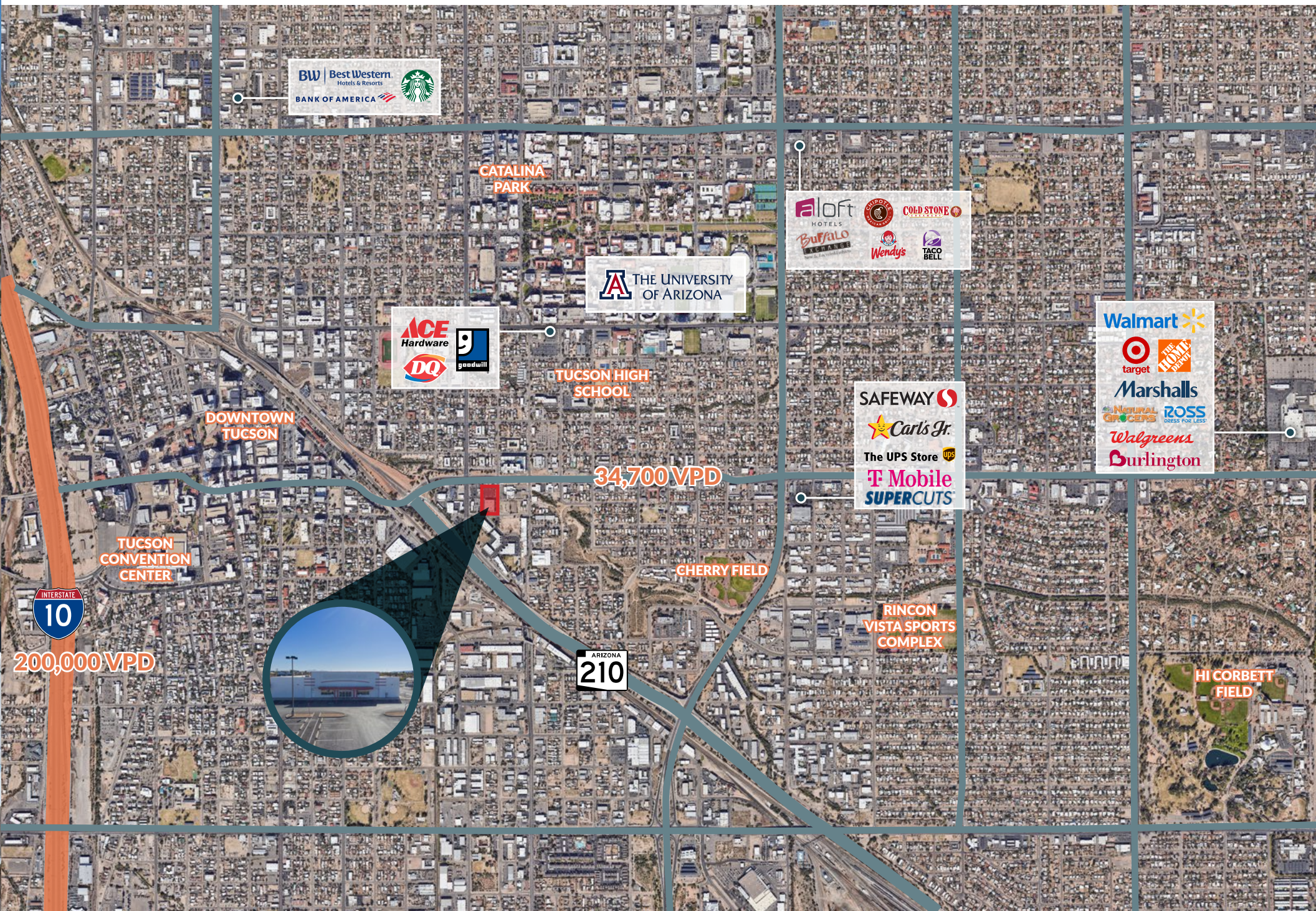
Grayhound

E 12TH ST

EUCLID AVE

CALIBER
COLLISION

RETAIL / AMENITIES MAP



BW | Best Western
Hotels & Resorts
BANK OF AMERICA
Starbucks

CATALINA PARK

THE UNIVERSITY OF ARIZONA

ACE Hardware
DQ
goodwill

TUCSON HIGH SCHOOL

34,700 VPD

DOWNTOWN TUCSON

TUCSON CONVENTION CENTER

CHERRY FIELD

ARIZONA 210

INTERSTATE 10

200,000 VPD



Aloft HOTELS
Buffalo Wild Wings
Cold Stone Creamery
Wendy's
TACO BELL

SAFeway
Carl's Jr.
The UPS Store
T Mobile
SUPERCUTS

Walmart
target
Marshall's
NATURAL GROCCERS
ROSS
Walgreens
Burlington

RINCON VISTA SPORTS COMPLEX

HI CORBETT FIELD



NATURAL BEAUTY

Nestled in the heart of the Sonoran Desert, Tucson is renowned for its stunning natural landscapes. Surrounded by five mountain ranges, including the Santa Catalinas and the Tucson Mountains, the city offers breathtaking views and numerous outdoor activities. Saguaro National Park, with its iconic cactus forests, provides a unique backdrop for hiking and exploring the diverse flora and fauna of the desert.

CULTURAL RICHNESS

Tucson is a melting pot of cultures, blending Native American, Hispanic, and Anglo influences. The city's vibrant cultural scene is reflected in its numerous festivals, art galleries, and historic sites. The annual Tucson Gem and Mineral Show, one of the largest events of its kind, attracts enthusiasts and collectors from around the world. Downtown Tucson is home to historic adobe buildings, reflecting the city's rich history and architectural heritage.

UNIVERSITY TOWN VIBES

Home to the University of Arizona, Tucson boasts a youthful and dynamic atmosphere. The university contributes to the city's cultural diversity and intellectual energy. The campus is a hub of research and innovation, and its presence adds a lively college-town vibe to the city. Students and academics often engage in community events, enhancing the overall intellectual and cultural climate of Tucson.

ASTRONOMY AND INNOVATION

Tucson is a hub for astronomy and innovation, hosting institutions like the Kitt Peak National Observatory and the Steward Observatory. The city's high-altitude and clear desert skies make it an ideal location for astronomical research and stargazing. Tucson's commitment to scientific exploration extends to its aerospace industry, with companies and organizations contributing to advancements in space technology.

ACTIVE LIFESTYLE AND RECREATION

Residents of Tucson embrace an active lifestyle, taking advantage of the city's abundant sunshine and outdoor amenities. With an extensive network of hiking and biking trails, as well as numerous golf courses, parks, and recreational areas, Tucson provides ample opportunities for physical activity. The dry climate and warm temperatures make outdoor pursuits a year-round option for locals and visitors alike.

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