

# COST PLUS WORLD MARKET & D-BATS

5975 East Broadway Blvd, Tucson, Arizona 85711



## PROPERTY OVERVIEW

This Two-Tenant, Net-Leased, freestanding 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 the parking lot with Best Buy.

## LOCATION OVERVIEW

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.

|                 |                    |
|-----------------|--------------------|
| Sale Price:     | <b>\$6,900,000</b> |
| Price-per-SF:   | <b>\$187.50</b>    |
| Cap Rate:       | <b>7.0</b>         |
| NOI:            | <b>\$483,000</b>   |
| Occupancy:      | <b>100%</b>        |
| Size (GBA):     | <b>36,800 SF</b>   |
| Year Built:     | <b>2001</b>        |
| Year Renovated: | <b>2025</b>        |
| Parcel(s)/APN:  | <b>127-09-008C</b> |
| Lot Size:       | <b>4.25 ACRES</b>  |

Cross Streets:

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

### CONTACT FOR MORE INFORMATION:

#### NICK MINER, CCIM

SENIOR VICE PRESIDENT

Direct Phone: (480) 226-8037

Email Address: [nick.miner@orionprop.com](mailto:nick.miner@orionprop.com)



# AERIAL MAP

