

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

AERIAL MAP

