

FOR LEASE

Office/Retail

6979 E. Broadway Blvd., Tucson, AZ | The Marketplace



Lease Information

- **Building Size:** 18,443 SF
- **For Lease:** 1,200 - 2,000 SF
Retail or Office
- **Lease Rate:** \$12.00 - \$15.00/SF
- **Lease Type:** Modified Gross
- **Zoning:** *C-2, City of Tucson

Comments:

- Part of the new *FLOOR & DÉCOR CENTER*.
- Great Visibility on Broadway Blvd. with Building Signage
- Prime Broadway Blvd. location on the NWC of Broadway & Kolb Road
- Surrounded by an abundance of retail
- Beautiful garden setting for any office or retail user
- Ample parking with easy access.

*Per Pima County Assessors



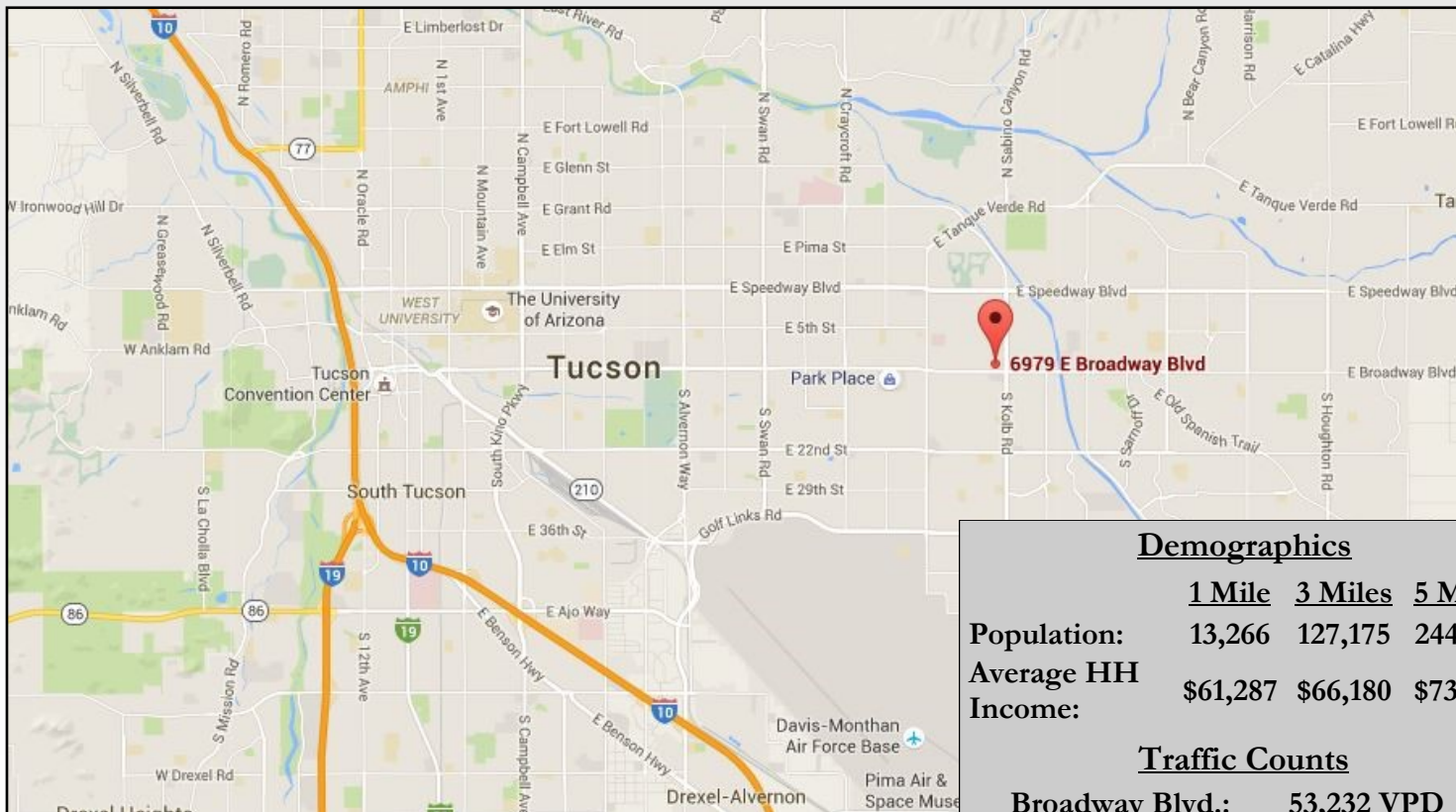
Exclusively Represented by:
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REALTY ADVISORS

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Location Map

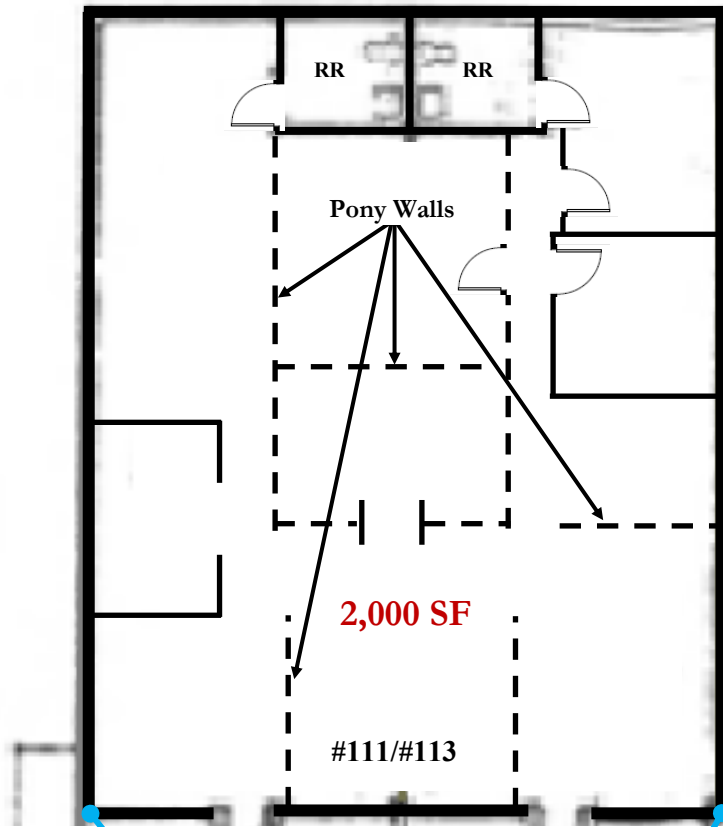


	<u>Demographics</u>		
	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	13,266	127,175	244,771
Average HH Income:	\$61,287	\$66,180	\$73,895
	<u>Traffic Counts</u>		
Broadway Blvd.:	53,232 VPD		
Kolb Road:	53,142 VPD		
Source: CoStar 2025			



The information contained herein has been given to us by the owner of the property or obtained from sources we deem reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Site Plan



 **ALLEGRO**
SCHOOL OF MUSIC

Space Available
Suites 111/113 2,000 SF
Can Be Demised



Space Available
Suite 127 1,200 SF

*Not To Scale

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