# 7402 E. BROADWAY BLVD TUCSON, AZ 85710

# CUSHMAN & PICOR

#### For Sale | Freestanding with Drive-Thru

TO

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Aaron LaPrise / alaprise@picor.com / +1 520 546 2770 PICOR.COM

## CUSHMAN & PICOR

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**RETAIL SPACE** 3,365 SF (with drive-thru)

## SALE PRICE

\$469,000

1 Mile

3 Miles

5 Miles

#### **ZONING** C-1, City of Tucson

### **PROPERTY TAX**

POPULATION

14.211

124,778

227,270

±\$9,000 (2018)

## NEIGHBORING TENANTS

In-N-Out Burger, DSW, Ross, Michaels, Home Goods, Natural Grocers, Home Depot, Kohl's, Hilton & More

NEIGHBORHOOD DEMOGRAPHICS

DAYTIME

POPULATION

7.187

57,827

98,698

TOTAL RETAIL

**EXPENDITURE** 

\$161 M

\$1.39 B

\$2.60 B

### **COMMENTS**

**AVERAGE** 

\$49.026

\$60,260

\$65,047

HOUSEHOLD INCOME

- · Great eastside location
- Existing pylon signage
- Major east/west traffic route
- Heavy daytime employee population
- Tax Parcel No. 134-18-1110; 134-18-1120







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**AERIAL** 



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#### CONCEPTUAL SITE PLAN

BROADWAY BLVD.



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