

8351 E. BROADWAY BLVD

TUCSON, AZ 85710



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THE CENTER
OF RETAIL

Freestanding Building With Income For Sale or Lease



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TUCSON, AZ 85710



BUILDING SIZE

15,261 SF (Per Assessor)

SALE PRICE

\$1,875,000

LEASE RATE

Contact Agent

LOT SIZES

Main Parcel: 37,500 SF
Excess Parcel: 21,842 SF

ZONING

C-1, City of Tucson

TAX PARCEL NO.

133-29-007A; 133-29-0080

PROPERTY TAXES

Main Parcel: \$23,800.31 (2021)
Excess Parcel: \$1,645.35 (2021)

COMMENTS

This freestanding building offers the opportunity for office or retail on busy Broadway Blvd. With ample warehouse space and C-1 zoning, it lends itself to office, showroom, or retail. Well maintained and cared for.

Single owner since 2001.

Existing income in place with 4,000 SF leased to gym. Gym lease expires October 31, 2024. Space has been gym use for the past seven years. Long-term income also in place from cell phone tower. Lease expires May 31, 2045.

RECENT WORK DONE BY SELLER

2021: Roof coated

2022: 3 of 6 HVAC units replaced

2022: parking lot resurfaced



TENANT	LEASE EXP	RENT	INCREASES
G.T.X. Personal Training	October 31, 2024	\$2,250 / Month / MG Now – Oct 2022 \$3,000 / Month / MG Nov 2022 – Oct 2024	
Crown Atlantic Company	May 31, 2045	\$750 / Month / NNN	Annual Increases, tied to CPI.

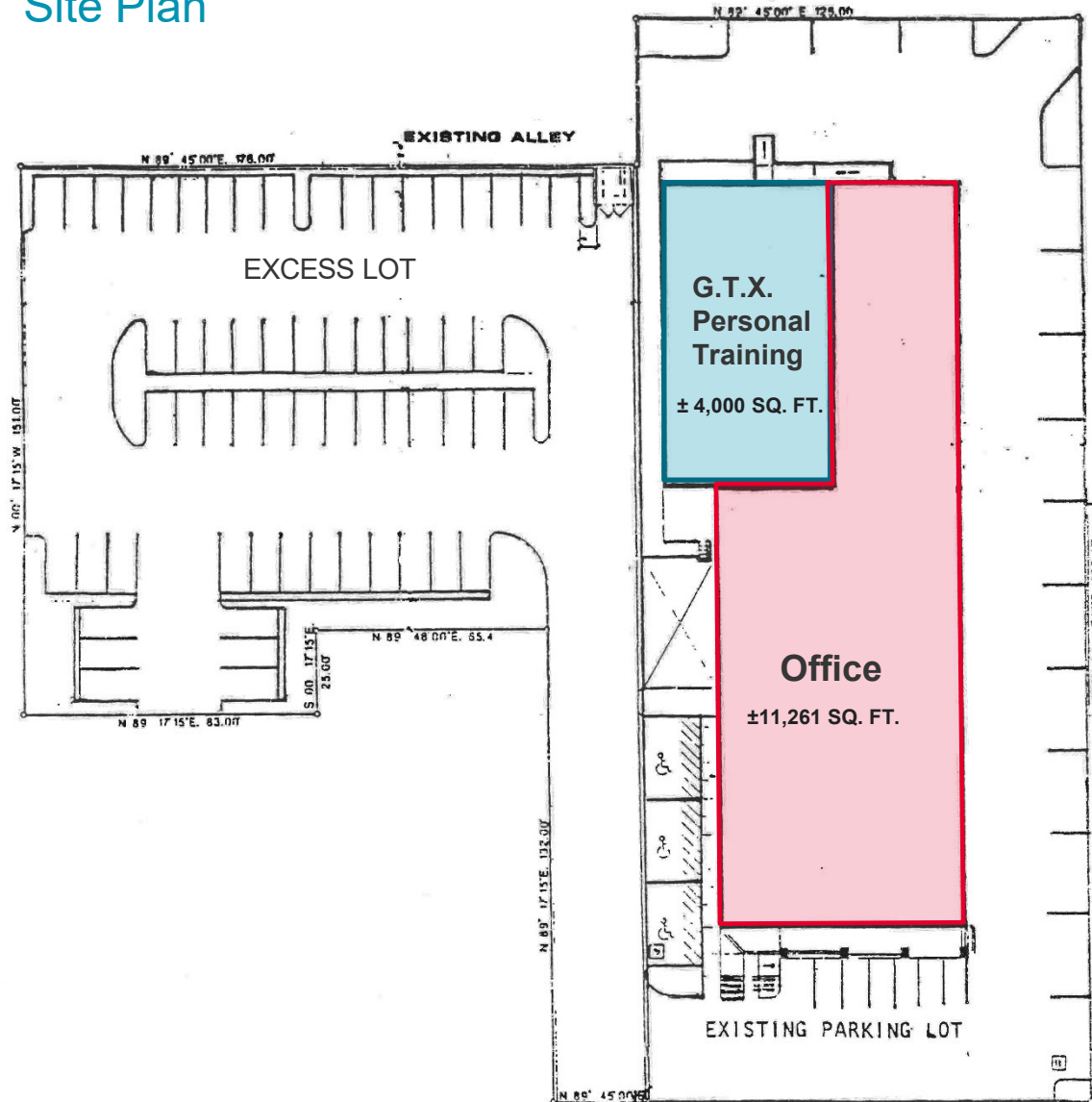
NEIGHBORHOOD DEMOGRAPHICS

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	19,041	\$51,015	4,480	\$200.85 M
3 Miles	112,083	\$70,413	35,462	\$1.34 B
5 Miles	206,036	\$74,298	74,976	\$2.46 B

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Site Plan



Interior Pictures



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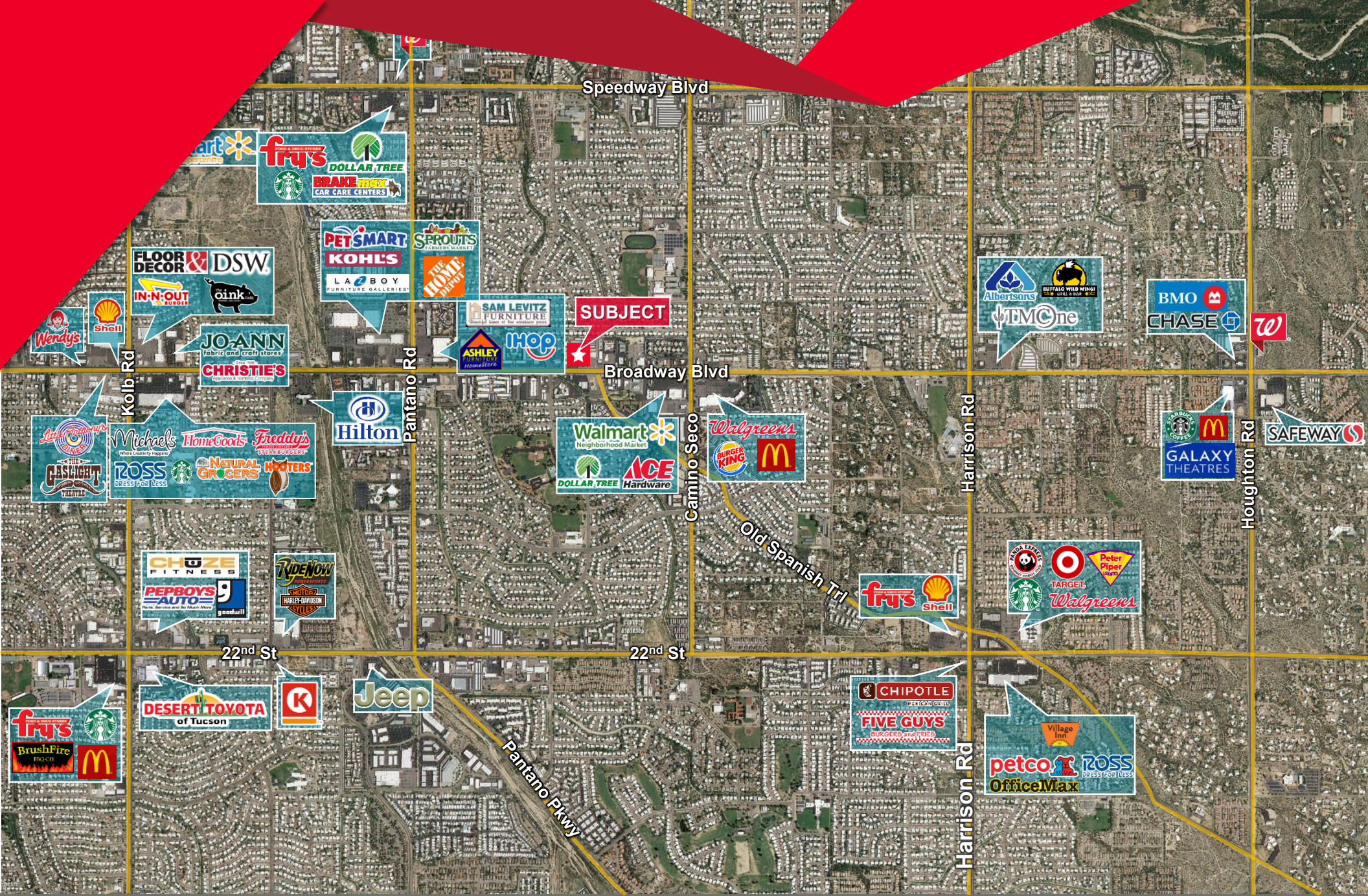
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Oblique Aerial



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