

5975 E BROADWAY BLVD

Big Box Retail Building Across From Park Place Mall | Tucson, AZ 85711

CUSHMAN &
WAKEFIELD

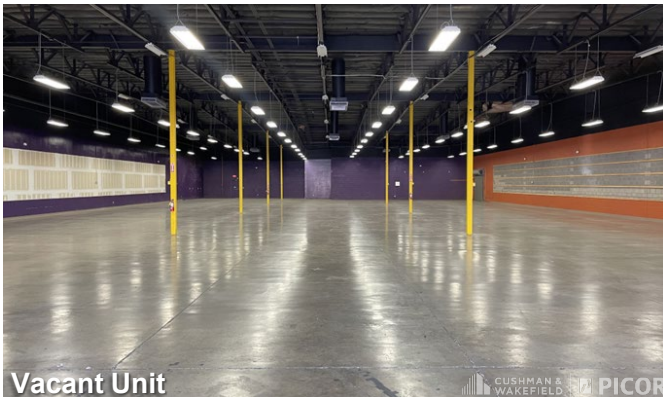
PICOR

FOR SALE



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Vacant Unit

PROPERTY DETAILS

Building Size	± 36,800
Sale Price	\$6,475,000
2024 NNN's	\$3.35/SF
Lot Size	4.25 Acres
Zoning	C-1, City of Tucson
Tax Parcel	127-09-008C
Address	5975 E Broadway Blvd Tucson AZ 85711

HIGHLIGHTS

- Cost Plus: 18,400 SF (lease expiration: January 31, 2026)
- Vacant space: ±18,400 SF
- Freestanding building located in the heart of the Park Place Mall trade area
- Owner/user or investor opportunity
- Building currently split into two suites and can be combined
- Dock and grade loading
- Fully HVAC'd

TRAFFIC COUNTS

Broadway Blvd.	43,393 VPD (2022)
Wilmot Blvd.	41,599 VPD (2022)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	12,308	\$78,013	14,002
3 Miles	121,929	\$74,910	59,359
5 Miles	257,386	\$83,848	106,921

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AERIAL LOOKING WEST



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