

# BERKSHIRE VILLAGE

SWC Broadway & Camino Seco | Tucson, AZ

CUSHMAN &  
WAKEFIELD

 **PICOR**

FOR LEASE



# BERKSHIRE VILLAGE

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## PROPERTY DETAILS

Retail/Office Space	501 SF – 1,764 SF
Lease Rate	Contact Agent
NNN Rate	\$5.14/SF (2025)
Availability	Immediate
Zoning	C-2, City of Tucson
Address	8540-8670 E. Broadway Blvd Tucson, AZ 85710

## HIGHLIGHTS

- Walmart Neighborhood Market and façade remodel completed in 2015
- Ease of access with multiple ingress/egress location on Broadway and Camino Seco
- Full access turning movement on Broadway



## TRAFFIC COUNTS

Broadway Blvd	31,431 VPD (2024)
Camino Seco	12,634 VPD (2024)

## DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	16,276	\$74,092	2,970
3 Miles	107,966	\$92,172	25,358
5 Miles	197,015	\$94,627	63,298

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## SITE PLAN

SUITE	SIZE (SF)	TYPE
110	870	Office

### Garden Shops Available Spaces

SUITE	SIZE (SF)	TYPE
8544 Art Gallery	1,800	Office
8546 Game Store	1,156	Retail
8554 Available	1,764	Restaurant
8556 Available	1,475	Retail
8562 Available	540	Office
8564 Available	1,188	Office
8566 Available	501	Retail
8568 Barbershop	504	Salon
8570 Available	504	Office
8572 Stich Wiz		Retail



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