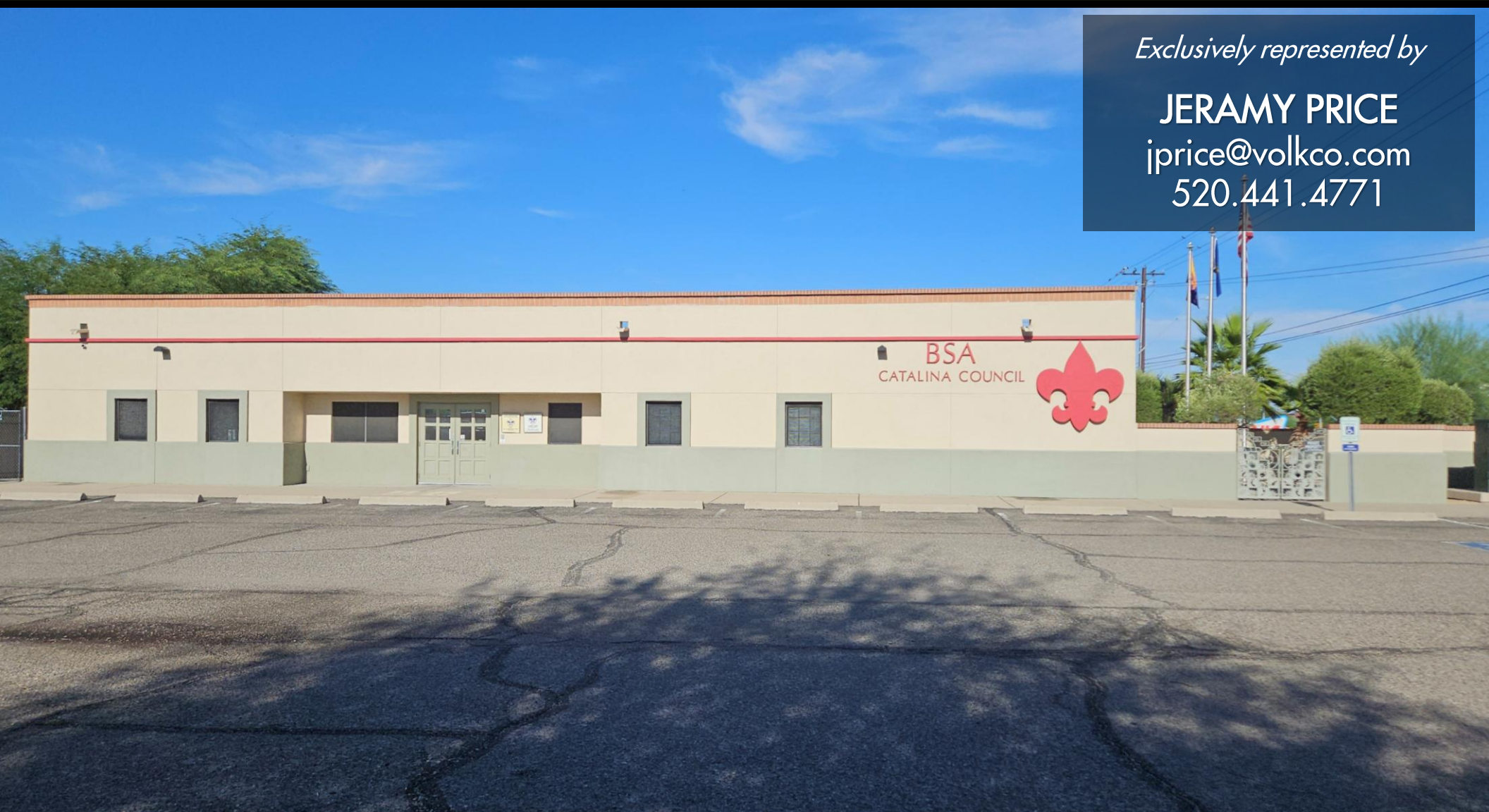


Freestanding Building for Lease/ Redevelopment

Sunshine Mile Corridor – Broadway Blvd Frontage
2250 E Broadway Boulevard, Tucson

Exclusively represented by

JERAMY PRICE
jprice@volkco.com
520.441.4771



The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express, or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale- for illustration only. All sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown above are subject to modification by Landlord. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas. 8/26/2026

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FEATURES

AVAILABLE	1,000 to 5,099 SF (Per Owner)
LAND SIZE	39,543 SF (Per Pima County Assessors)
LEASE RATE	Contact Agent
ZONING	C-2 & I-1 Tucson

HIGHLIGHTS

- Excellent visibility along Broadway Boulevard
- Monument sign
- Freestanding building with abundant parking
- Located close to downtown Tucson, the University of Arizona with ±64,000 students, faculty and staff, and El Con Mall retail hub
- Please do not disturb tenant (Available December 2026)

DEMOGRAPHICS

(2026 Estimates)

	1-MILE	3-MILES	5-MILES
Population	13,418	125,095	298,408
Avg Household Income	\$111,084	\$79,654	\$78,463
Total Employees	7,285	83,425	171,328

SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2026

TRAFFIC COUNTS

BROADWAY BLVD	34,009 AADT
KINO PKWY	33,576 AADT

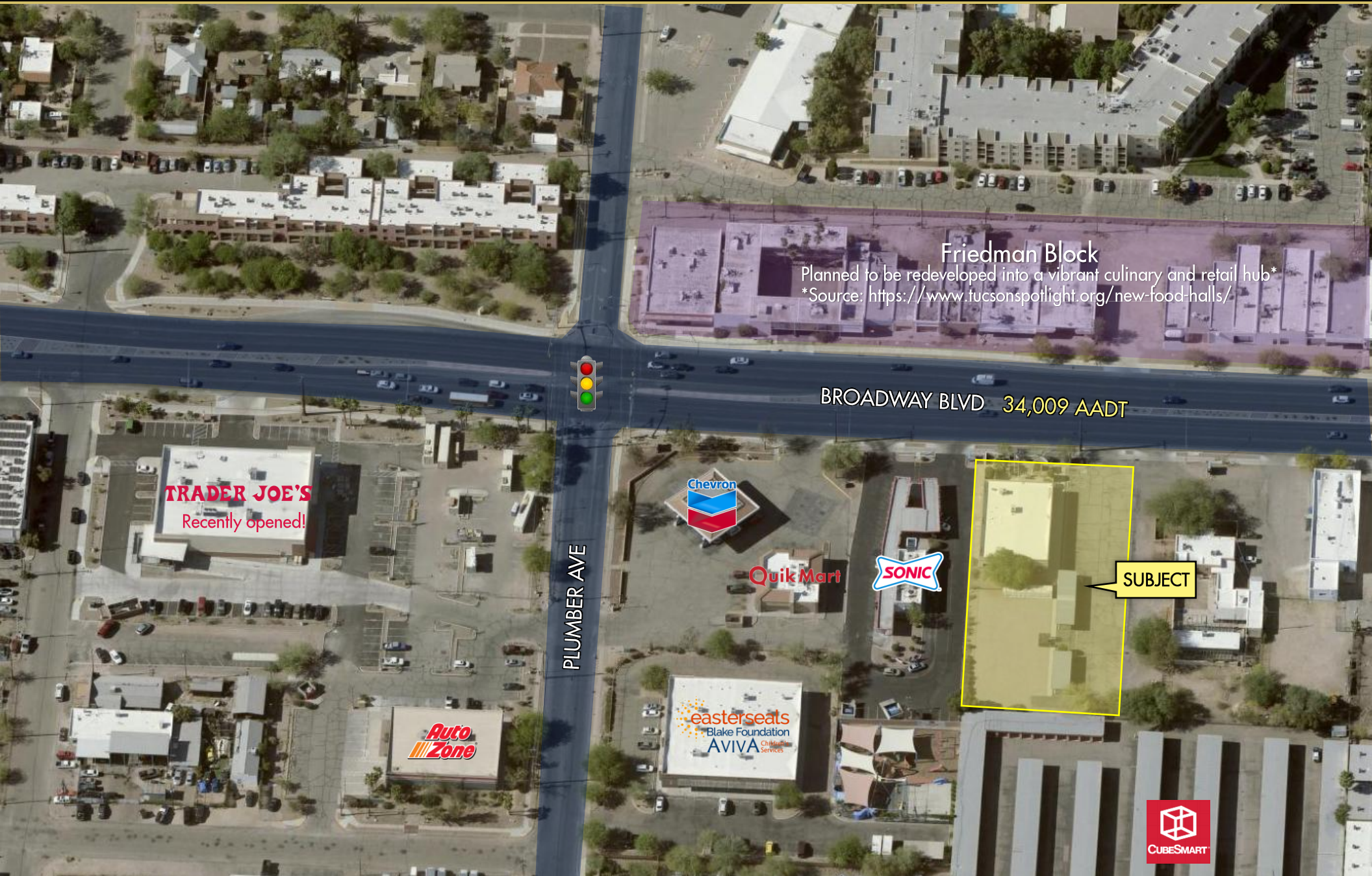
SOURCE: Pima Association of Governments 2025

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SITE AERIAL



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