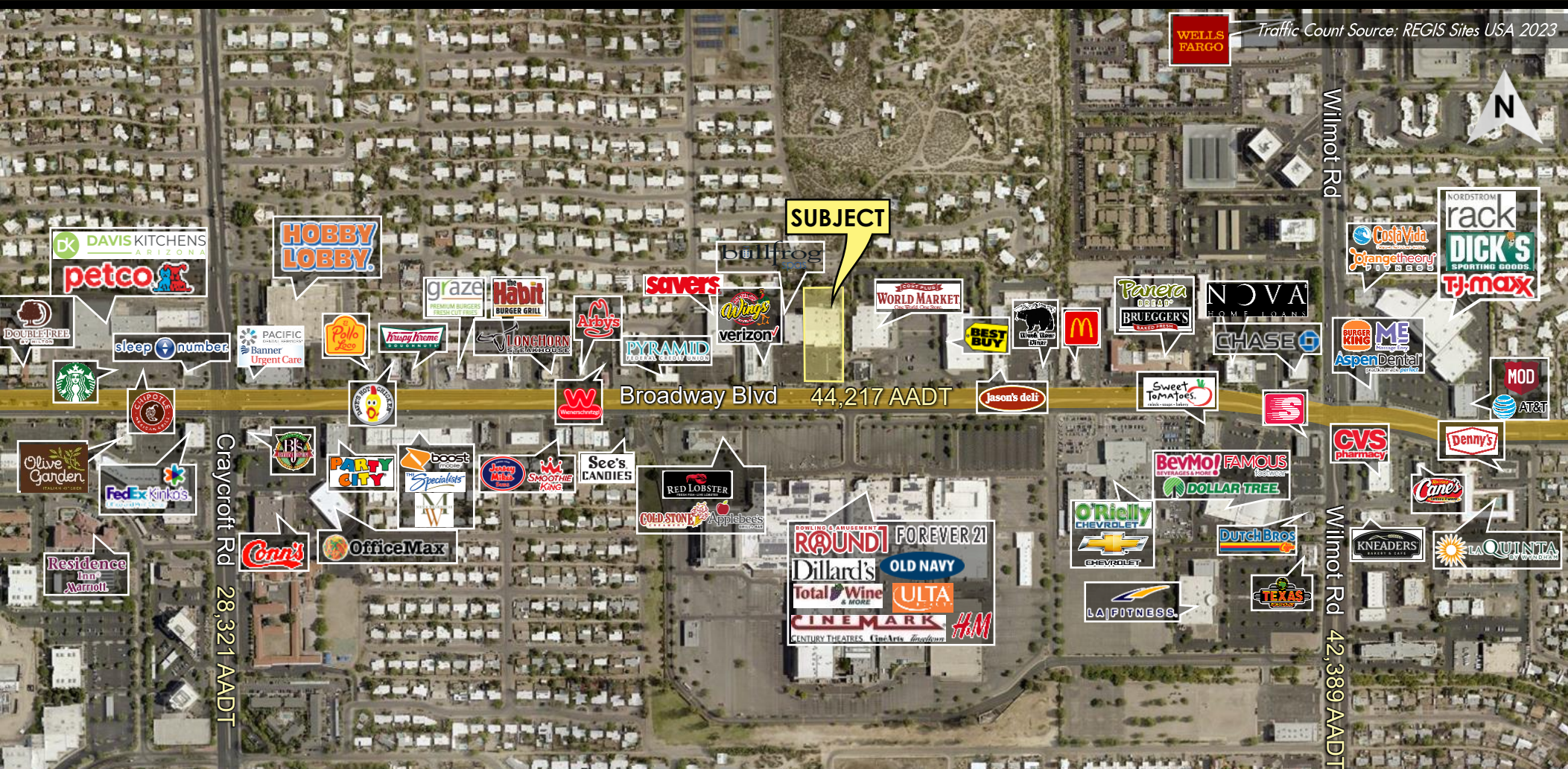


BROADWAY BLVD FRONTAGE LEASING OPPORTUNITY

Across from Park Place Mall – Prime Retail with Warehouse
5925 E Broadway Blvd, Tucson, Arizona



Exclusively represented by

JERAMY PRICE | jprice@volkco.com | 520.441.4771 | ANDREAS CASTILLO | acastillo@volkco.com | 520.495.3220

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 projected income or expenses, tenant and financial data, sizes, dimensions, property lines, zoning boundaries, and locations of buildings, parking, entrances and other improvements are approximate only and must be independently verified by buyer or tenant. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas.

VOLK COMPANY | 2102 North Country Club Road #7, Tucson, Arizona 85716 | 520.326.3200 | volkco.com



FEATURES

RENTABLE SQUARE FOOTAGE	8,781 SF* (Per Owner - Former Peter Piper Pizza Corporate Office)
LEASE RATE	Contact Agent
NNN CHARGES	±\$2.90 (Per Owner)
ZONING	C-1, City of Tucson
PROPERTY TAXES (2023)	\$55,692.62 (Per Pima County Treasurer)

HIGHLIGHTS

- Directly across the street from the main entrance to Park Place Mall, Tucson's dominant regional mall
- Huge monument sign (this vacancy has rights to the Verizon monument sign)
- Outstanding frontage, visibility and access to Broadway Boulevard
- 26' ceiling height
- 8' x 9' roll up door
- Surrounded by national restaurants, retailers, fitness and entertainment such as Dillard's, Aeropostale, Banana Republic, Cinemark, Round 1, LA Fitness, Best Buy, Yard House, Total Wine, Red Lobster, Texas Roadhouse, and more

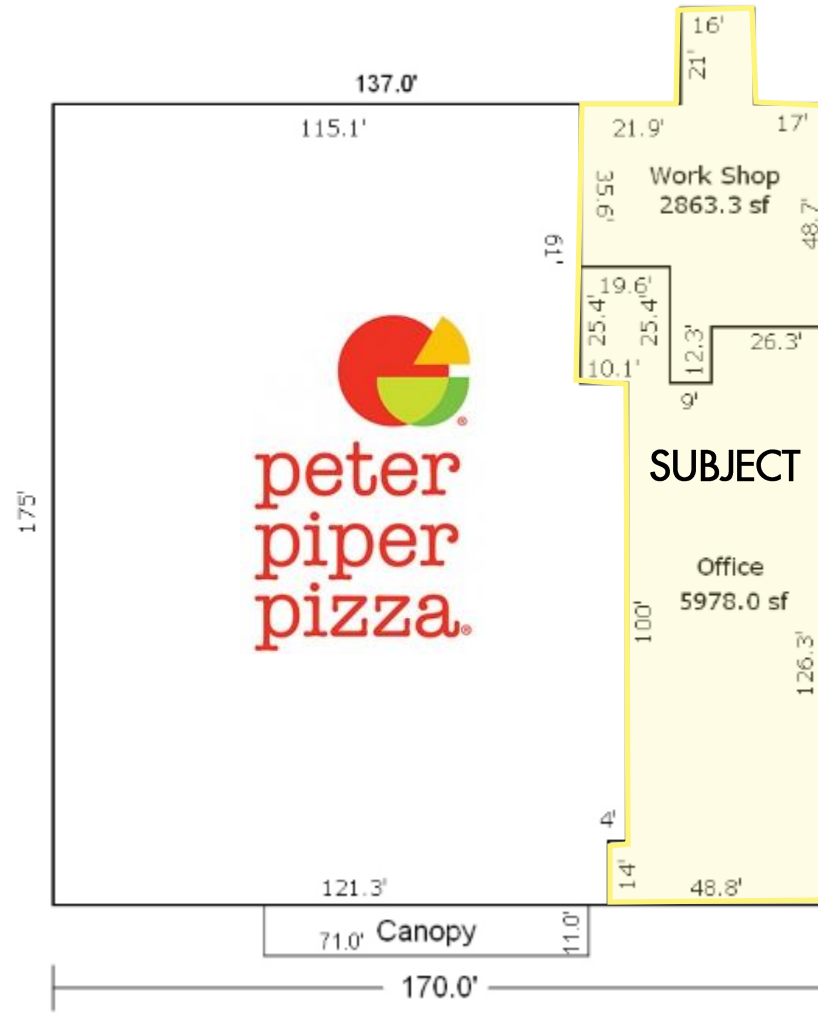
DEMOGRAPHICS

(2023 Estimates)

	1-MILE	3-MILES	5-MILES
POPULATION	11,819	121,248	251,372
AVG HOUSEHOLD INCOME	\$87,945	\$79,534	\$90,674
TOTAL EMPLOYEES	13,908	59,724	107,428

SOURCE: Applied Geographic Solutions/TIGER Geography, 11/2023

FLOOR PLAN



**All dimensions approximate*





Park Place Mall directly South of subject