

MIDSTAR PLAZA

4560 E. BROADWAY BOULEVARD

RETAIL SPACE FOR LEASE

Exclusively represented by

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HIGHLIGHTS

- Located in the highly dense, central Tucson area
- High traffic counts with over 68,000 cars per day
- Excellent visibility with easy access and plenty of parking
- Ideally positioned along Broadway Boulevard between Park Place and El Con Mall
- C-2 zoning

AVAILABLE

SUITE		SF	RENT
4572	RETAIL SPACE	±1,470	Contact Agent
4570	RETAIL SPACE	±4,025	Contact Agent

TRAFFIC COUNTS

BROADWAY BOULEVARD	37,635 AADT
SWAN ROAD	26,148 AADT

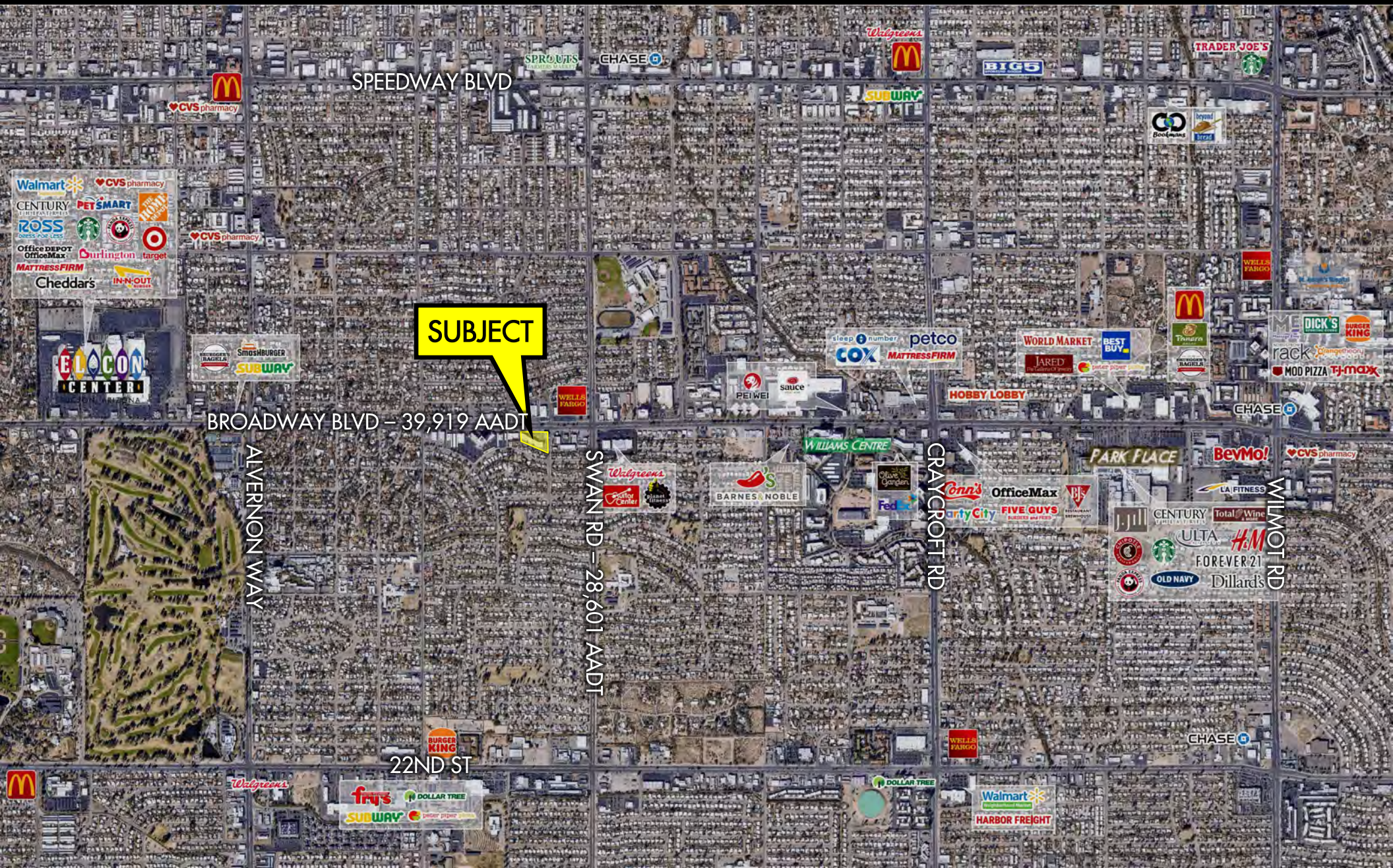
Source: Pima Association of Governments (2025)

DEMOGRAPHICS

2026 Estimates	1-MILE	3-MILES	5-MILES
Population	13,907	114,405	277,845
Avg. Household Income	\$99,287	\$83,687	\$85,081
Daytime Employees	13,181	69,769	161,019

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

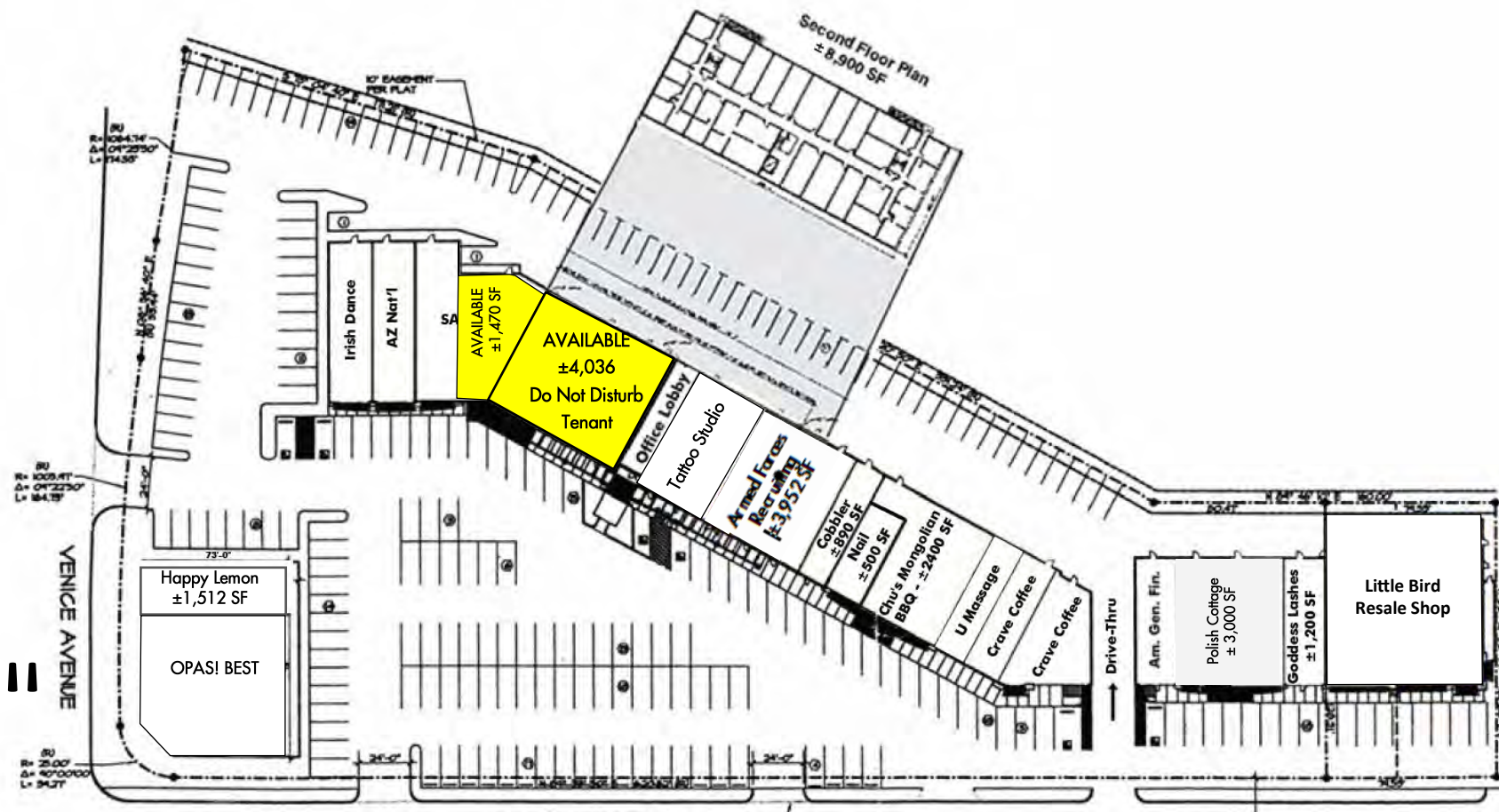






SUITE		SF	RENT
4572	RETAIL SPACE	±1,470	\$16 SF/NNN
4570	RETAIL SPACE	±4,025	Contact Agent

* Do NOT DISTURB TENANTS



Site plan not to scale

BROADWAY BOULEVARD