

MODERN RUSTIC RETAIL/OFFICE IN DOWNTOWN

212 E Broadway Blvd | Tucson, AZ 85701

CUSHMAN & WAKEFIELD

PICOR

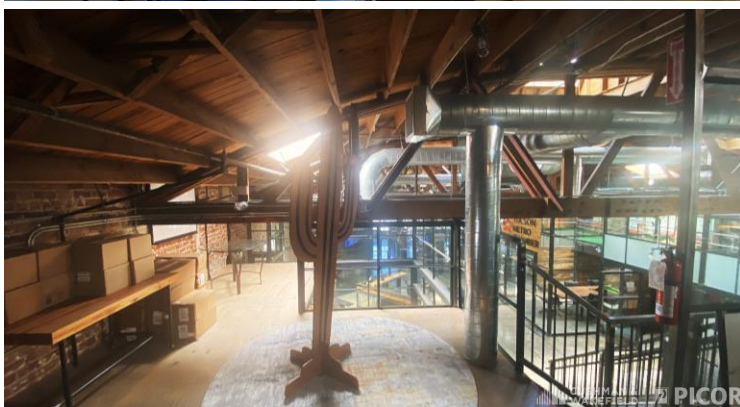
FOR SUBLEASE

YOUR SIGN
HERE

CUSHMAN & WAKEFIELD PICOR

MODERN RUSTIC RETAIL/OFFICE IN DOWNTOWN

212 E Broadway Blvd | Tucson, AZ 85701



PROPERTY DETAILS

Available	5,167 SF
Sublease Rate	\$21.00 FS (Expires June 30, 2029)
Availability	Immediate
Zoning	OCR-2, Tucson
Parking	6 Covered Parking Spaces – <i>Rare Amenity for Downtown!</i>

HIGHLIGHTS

- Located in the [Rio Nuevo District](#) (Tax Increment Finance District)
- Prime downtown location on Broadway corridor
- **Dedicated parking spaces – rare for Downtown!**
- Along the streetcar line connecting Downtown, 4th Ave, and University Districts
- Steps from top dining & entertainment – Charro Steak, Hotel Congress/Cup Café, Hub Restaurant & Ice Creamery, The Monica, and more.
- Modern rustic architecture with exposed beams and distinctive design
- Shared conference rooms, kitchen, and restrooms
- Prominent building signage

TRAFFIC COUNTS

Broadway Blvd	25,969 VPD (2024)
5 th Ave	2,904 VPD (2024)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	14,602	\$67,668	25,324
3 Miles	110,259	\$69,374	67,481
5 Miles	266,562	\$70,786	139,098

Richard M. Kleiner, MBA / Principal, Office Properties / rkleiner@picor.com / +1 520 440 2745
Alexis Corona / Office Properties / acorona@picor.com / +1 520 501 8218

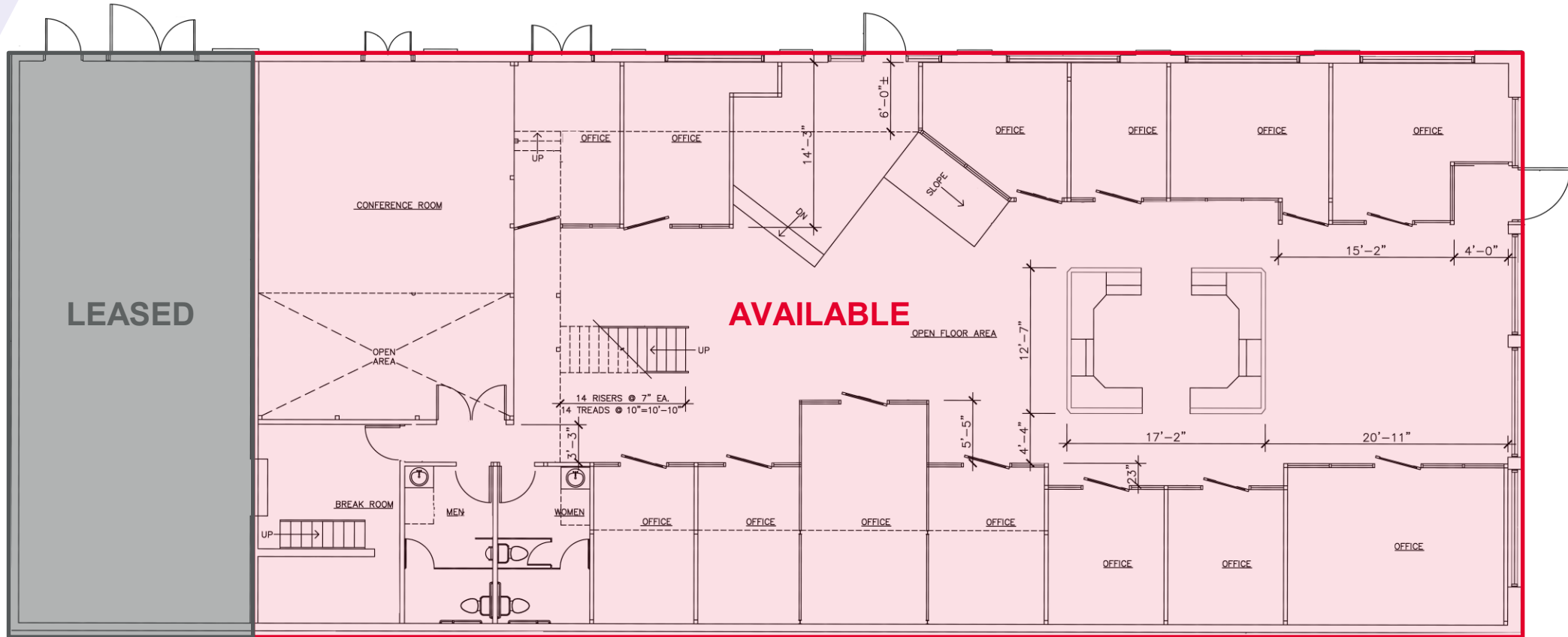
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
1/26/2026

Cushman & Wakefield Copyright 2025. Artificial intelligence (AI) may have been used in the drafting or creation of this document. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

MODERN RUSTIC RETAIL/OFFICE IN DOWNTOWN

212 E Broadway Blvd | Tucson, AZ 85701

FLOOR PLAN



Richard M. Kleiner, MBA / Principal, Office Properties / rkleiner@picor.com / +1 520 440 2745
Alexis Corona / Office Properties / acorona@picor.com / +1 520 501 8218

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
1/26/2026

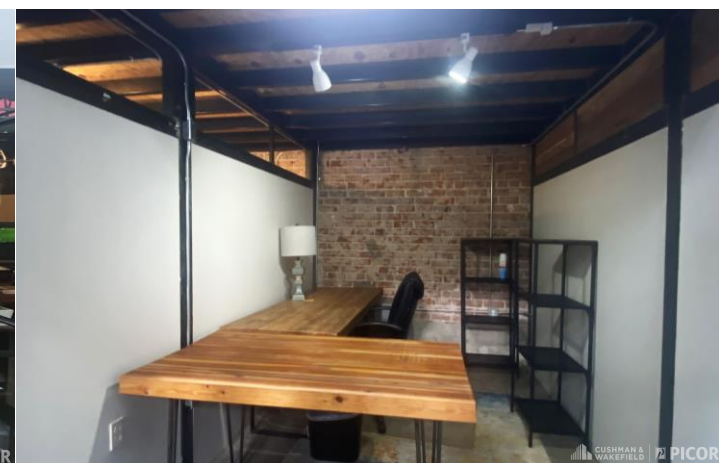
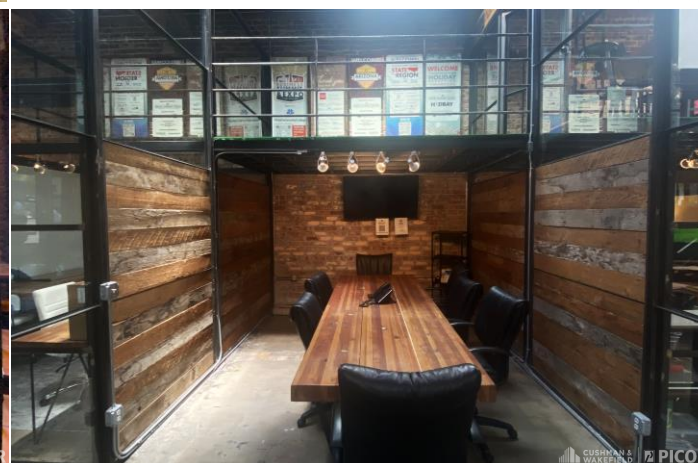
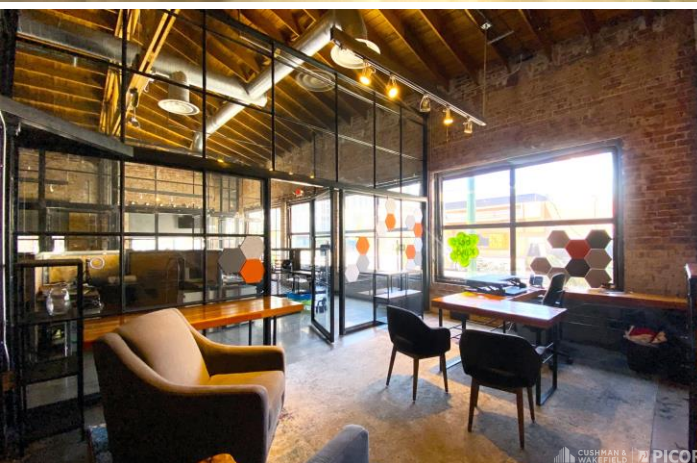
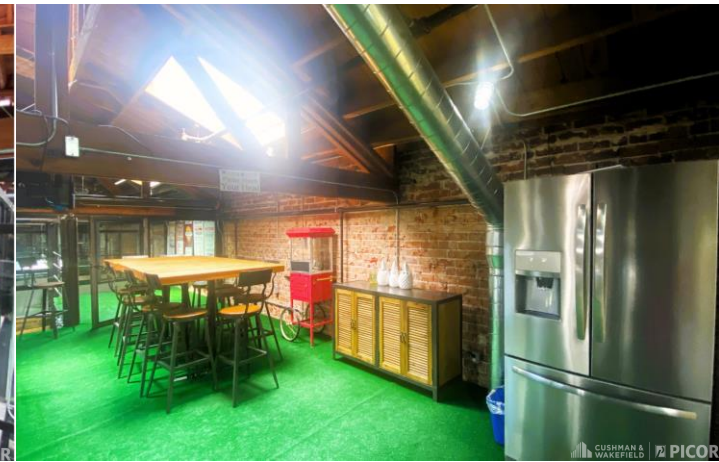
Cushman & Wakefield Copyright 2025. Artificial intelligence (AI) may have been used in the drafting or creation of this document. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

MODERN RUSTIC RETAIL/OFFICE IN DOWNTOWN

212 E Broadway Blvd | Tucson, AZ 85701



INTERIOR PHOTOS



Richard M. Kleiner, MBA / Principal, Office Properties / rkleiner@picor.com / +1 520 440 2745
Alexis Corona / Office Properties / acorona@picor.com / +1 520 501 8218

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
1/26/2026

Cushman & Wakefield Copyright 2025. Artificial intelligence (AI) may have been used in the drafting or creation of this document. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

MODERN RUSTIC RETAIL/OFFICE IN DOWNTOWN

212 E Broadway Blvd | Tucson, AZ 85701

AERIAL



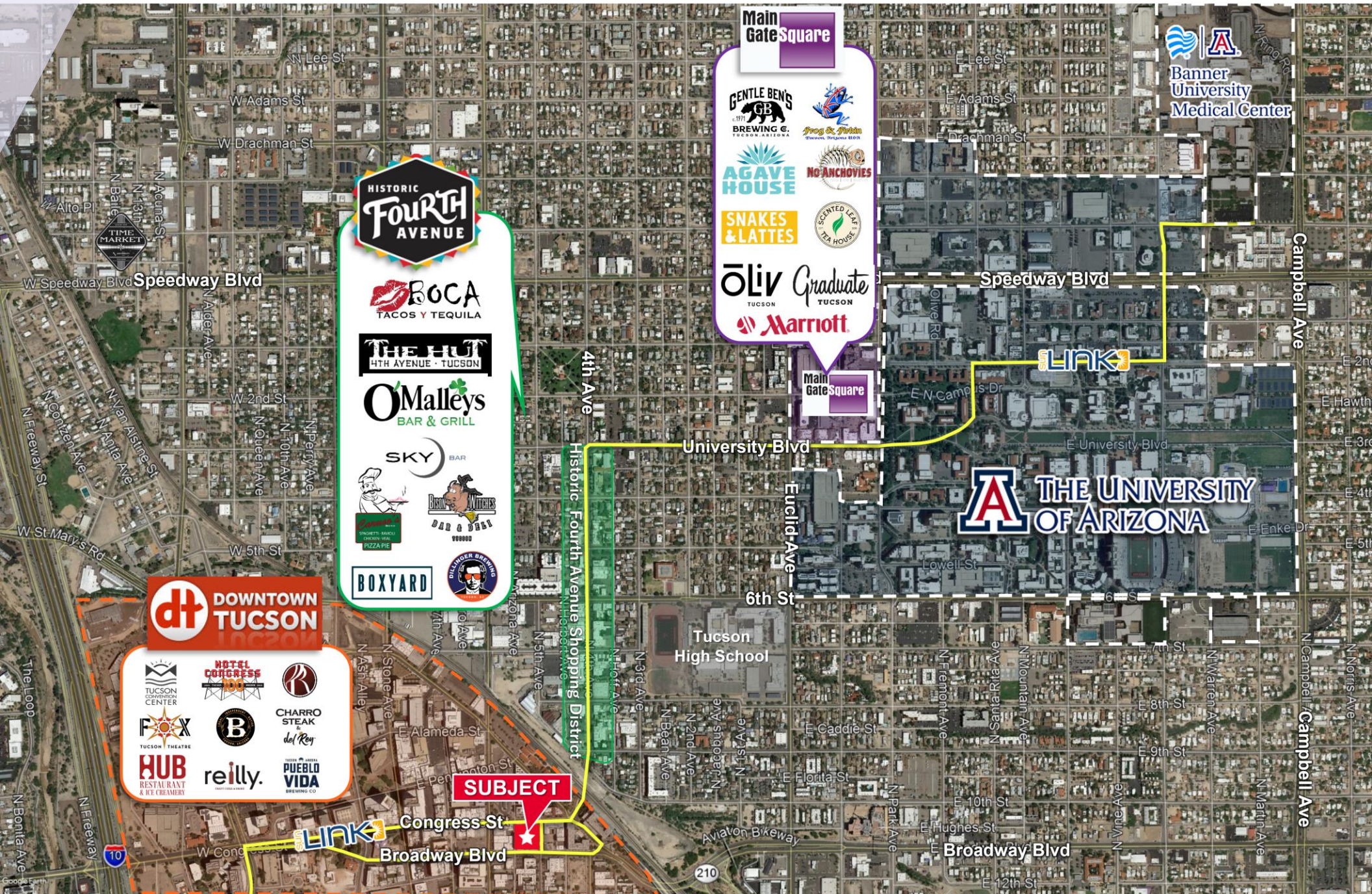
Richard M. Kleiner, MBA / Principal, Office Properties / rkleiner@picor.com / +1 520 440 2745
Alexis Corona / Office Properties / acorona@picor.com / +1 520 501 8218

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
1/26/2026

Cushman & Wakefield Copyright 2025. Artificial intelligence (AI) may have been used in the drafting or creation of this document. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

MODERN RUSTIC RETAIL/OFFICE IN DOWNTOWN

212 E Broadway Blvd | Tucson, AZ 85701



DOWNTOWN TUCSON

Experience the rich culture, dynamic growth, and vibrant energy of downtown Tucson. This bustling urban center hosts an impressive array of yearly events, drawing in more than one million visitors annually.

Congress Street, revitalized through the Rio Nuevo project's \$4.4 million investment, proudly stands as one of the most successful urban environments in the United States. Congress Street's nightlife scene has flourished, becoming a thriving social hub for people of all ages. Accessible via the 3.9-mile Sun Link Streetcar route, which offers public transportation throughout the Congress Street, downtown Tucson is seamlessly connected to four other unique districts: Mercado San Agustin, Historic 4th Avenue, Main Gate Square, and the University of Arizona. The Sun Link transportation system plays a crucial role, attracting 2,148 individuals daily.

One of downtown Tucson iconic landmarks is the Rialto Theater, which showcases an astounding 150 shows each year. Following its restoration as part of the Rio Nuevo project, the theater now exudes the same vibrance that has permeated throughout downtown Tucson. The Arizona Theatre Company provides invaluable support to the community, generating \$1.6 million in ticket sales alone. With approximately 45,000 attendees, the city continues to captivate theatre enthusiasts. In addition, Tucson is home to the world-renowned Gem & Mineral Show, the largest and oldest event of its kind worldwide. This spectacular exhibition injects a remarkable \$13 million into Tucson's economy and draws in 65,000 visitors per year, half of which are tourists.

Tucson has earned the prestigious title of "City of Gastronomy" bestowed by UNESCO, in recognition of its thriving and innovative culinary scene. In 2022, restaurant and bar sales soared to an impressive \$20.8 billion, while the entertainment industry generated \$1.99 billion in revenue. Embrace the culture vibrant energy of downtown Tucson, a vital hub offering exciting nightlife, world-renowned cuisine, annual events and captivating theater shows that draw people from around the globe.

