

SWC Broadway & Rosemont Blvds

Tucson, AZ 85711

CBRE



Rosemont Blvd

Broadway Blvd

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RARE HIGH-PROFILE RETAIL DEVELOPMENT SITE FOR SALE: ±6.1 ACRES
The ONLY available retail site of this size in the CORE of Tucson!



PROPERTY HIGHLIGHTS

Sale Price

\$5,850,000 (\$22.00/SF)

Address

5002-5042 E Broadway Blvd

Land Size

±6.1 Acres

Zoning

C-1 (Commercial 1), City of Tucson

Assessor Parcel Numbers

128-09-001B and a portion of 128-09-001A

Traffic Counts

E Broadway Blvd: ±41,361 AADT

S Rosemont Blvd: ±7,056 AADT

Source: PAG 2024, Annual Average Daily Traffic



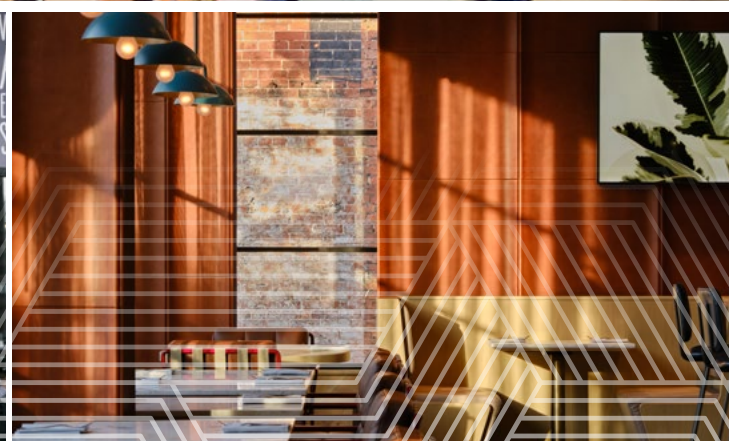
This is THE site along Tucson's most-sought-after retail/office corridor that has been held for generations and NOW is the time to get in the trade area!

Surrounded by corporate offices of some ±1,500,000 SF in the next block, and in the middle of national and regional retailers, restaurants, hotels and entertainment that report some of their best-performing sales in the Tucson market, Broadway and Rosemont Blvds intersection has a presence to the road that will offer a high-profile visibility and panache. Located just minutes from Park Place Mall, and El Con Center, and on the "going-home" side of Broadway, the traffic flow won't miss seeing this site located on a signalized intersection lending itself to ease of access in/out of the property.

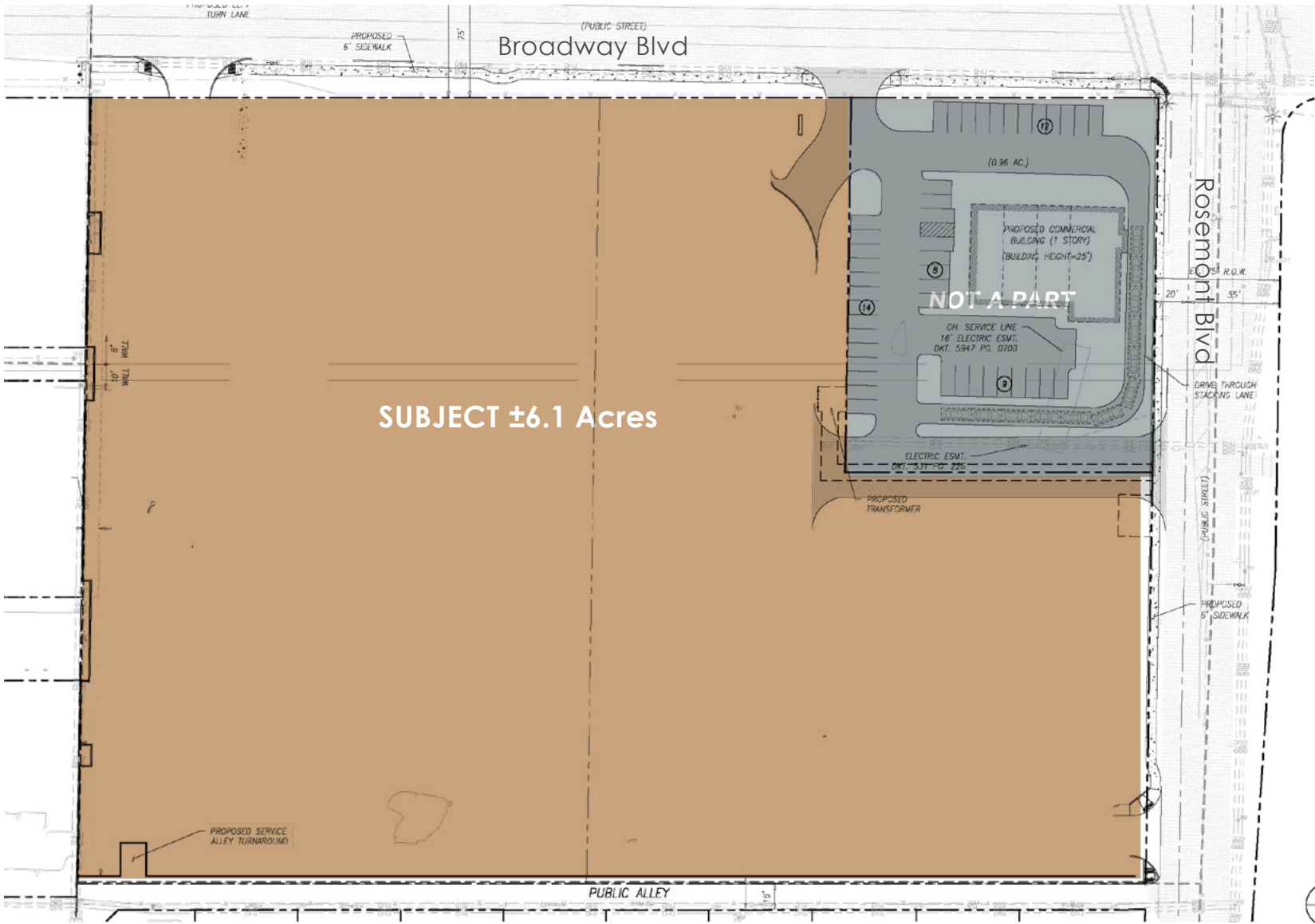


The site enjoys a close 2-mile proximity to the Davis Monthan Air Force Base, is near the University of Arizona, medical hubs and Broadway is a straight shot into Tucson's dynamic downtown district that connects to Interstate-10 to the west.

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PRELIMINARY PLAN



DEMOGRAPHICS



1-MILE RADIUS

13,471
POPULATION

\$77,562
AVG HOUSEHOLD INCOME

\$266,281
MEDIAN HOME VALUE

3-MILE RADIUS

115,702
POPULATION

\$68,364
AVG HOUSEHOLD INCOME

\$246,890
MEDIAN HOME VALUE

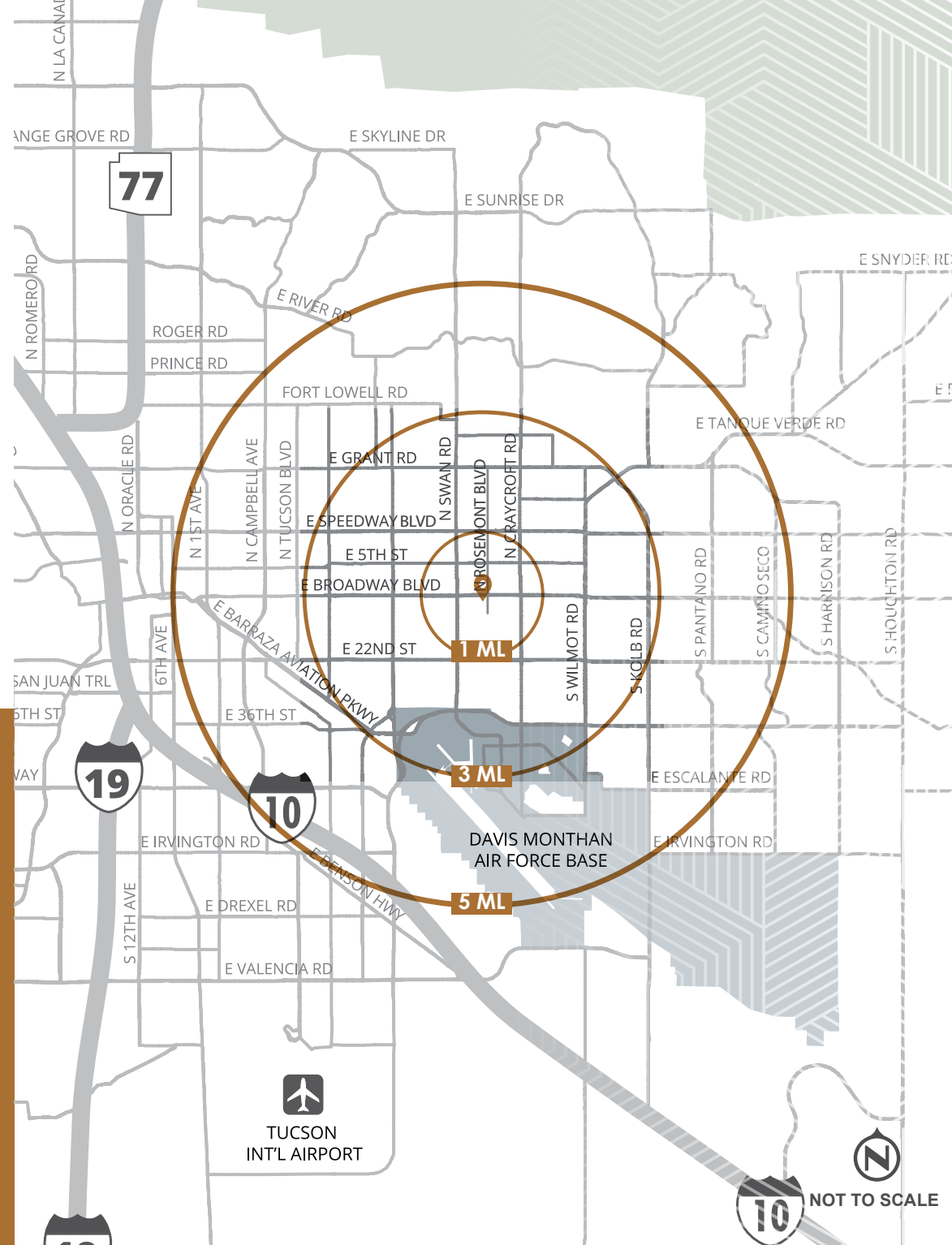
5-MILE RADIUS

271,819
POPULATION

\$73,798
AVG HOUSEHOLD INCOME

\$253,878
MEDIAN HOME VALUE

Source: ESRI



TUCSON AREA MAJOR EMPLOYERS

1. University of Arizona	12,000
2. Raytheon Missile Systems	13,000
3. State of Arizona	8,600
4. Davis-Monthan Air Force Base	8,400
5. Pima County	7,000
6. Tucson Unified School District	6,770
7. Banner - University Medical Center	6,300
8. U.S. Customs and Border Protection	5,700
9. Freeport-McMoran Copper & Gold	5,500
10. Walmart	5,500

Source: Sun Corridor Inc. 2021



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