



FREESTANDING BUILDING AVAILABLE

SEC

KINO PKWY & BROADWAY BLVD

203 SOUTH KINO PKWY | TUCSON, AZ 85719



property highlights

ADDRESS 203 South Kino Pkwy
Tucson, AZ 85719

AVAILABLE ±3,200 SF

PRICING Call for Pricing

ZONING I-1

TRAFFIC COUNTS

Campbell Ave / Kino Pkwy

N ±35,619 VPD (NB & SB)
S ±34,054 VPD (NB & SB)

Broadway Blvd

E ±34,721 VPD (EB & WB)
W ±28,414 VPD (EB & WB)

ADOT 2025

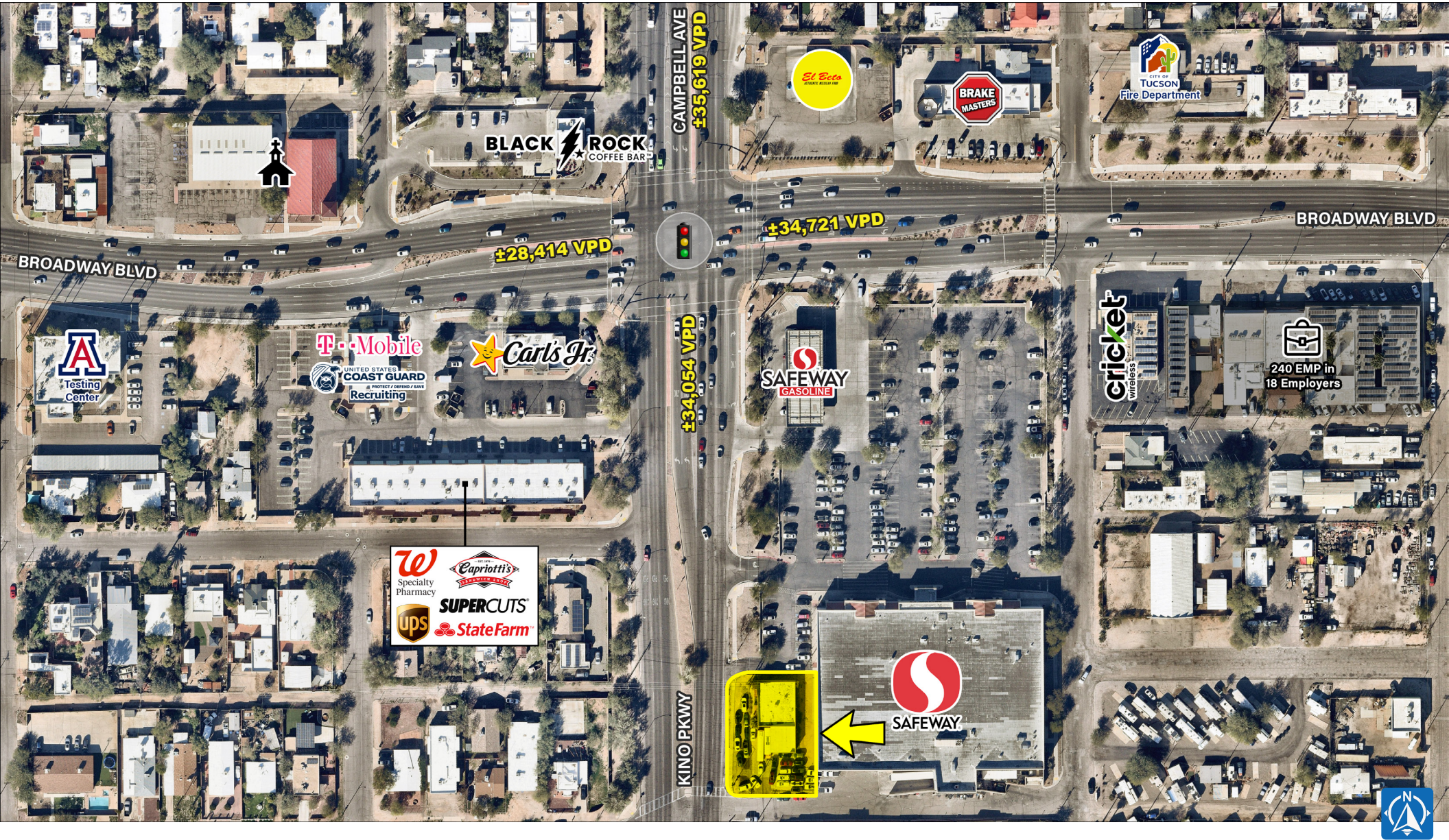


LOCATION HIGHLIGHTS

- » Rare Infill Freestanding Building fronting Kino Pkwy anchored by Safeway
- » Positioned along Kino Parkway near Broadway Boulevard, the property offers a central Tucson location with convenient access to the University of Arizona, Downtown Tucson, South Tucson, the Sunshine Mile/ Broadway corridor, and I-10.
- » The University of Arizona remains one of Tucson's largest economic and consumer demand drivers, with **54,384 total students** reported for Fall 2025, including **43,294 undergraduates** and **11,090 graduate students.** (Source: University of Arizona)
- » The property is located within the broader central Tucson medical/education corridor. Banner – University Medical Center Tucson is a major regional healthcare provider and was ranked by U.S. News & World Report as the **No. 1 hospital in Tucson** and **No. 4 in Arizona** for 2025–2026. (Source: Banner Health)



zoom aerial



wide aerial



SEC

FREESTANDING BUILDING AVAILABLE
KINO PKWY & BROADWAY BLVD | TUCSON, AZ



demographics

2025 ESRI

2025 DAYTIME POPULATION



TOTAL



WORKERS



RESIDENTS

	TOTAL	WORKERS	RESIDENTS
1 MILE	23,088	14,482	8,606
3 MILE	176,028	113,266	62,762
5 MILE	372,812	216,524	156,288

2025 HOUSEHOLD INCOMES



MEDIAN

AVERAGE

PER CAPITA

	MEDIAN	AVERAGE	PER CAPITA
1 MILE	\$59,545	\$83,469	\$31,307
3 MILE	\$50,149	\$72,514	\$32,454
5 MILE	\$49,852	\$70,490	\$31,335

2025 HOUSING UNITS



6,074

1 MILE

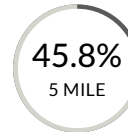
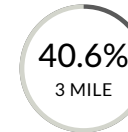
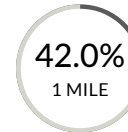
60,453

3 MILE

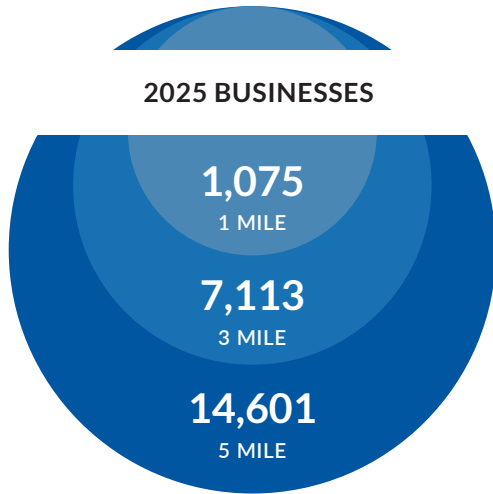
144,515

5 MILE

OWNER OCCUPIED



2025 BUSINESSES



1 MILE 3 MILE 5 MILE

2025 POPULATION

15,114 120,811 297,762

2030 POPULATION

15,113 122,834 299,841



1 MILE 3 MILE 5 MILE

2025 HOUSEHOLDS

5,391 53,883 131,906

2030 HOUSEHOLDS

5,497 55,756 135,278



exclusively listed by

ZACH PACE

(602) 734.7212
zpace@pcaemail.com

GREG LAING

(602) 734.7207
glaing@pcaemail.com

ALI HILL

(602) 734.7205
ahill@pcaemail.com



The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. 05/28/2026

3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016
P. (602) 957-9800 F. (602) 957-0889
phoenixcommercialadvisors.com