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8250 E. Broadway Blvd,

Tucson, AZ

\$359,000



Location:	8250 E Broadway Blvd, Tucson, AZ 85710
Building Size:	3,306 SF
Land Area:	7,500 SF
Percentage Leased:	100%
Offering Price:	\$359,000
Cap Rate:	8.42% (actual NOI)
Parcel Number:	134-12-001B
2016 Taxes:	\$5,953.29
Zoning:	C-1, City of Tucson

Property Highlights:

- *Ease of Management - 2 Tenants*
- *Highly trafficked East Broadway Blvd*
- *Excellent Ingress & Egress*
- *Located at a Signalized intersection with great visibility*

Exclusively Represented by:

Tucson Realty & Trust Co.
Frank Arrotta C. 520.465.5291

O. 520.577.7000

Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.

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Surrounding Area Businesses:

- To the East
 - Walmart Neighborhood Market
 - Safeway
 - Taco Bell, McDonald's Eegees, Dairy Queen
 - Discount Tire
 - Quik Trip
 - B of A, Chase, Wells Fargo, Vantage West
- To the West*
 - Home Depot
 - Sprout's Farmers Market
 - Kohl's
 - Circle K
 - Wingstop, Carl's Jr., IHOP, Subway
 - Sam Levitz Furniture



Traffic Count:	Broadway Blvd 37,041 VPD Source PAG 2014		
Demographics 2017 (Source-CoStar):	1-Mile	2-Mile	3-Mile
Population:	17,526	59,781	117,374
Avg. HH Income:	\$45,741	\$55,640	\$58,942
Area Daytime Employment:	6,000	19,573	47,045

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