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8250 E. Broadway Blvd, **Tucson, AZ**

Property Highlights:

Close Frontage along Broadway/Great Visibility

Excellent existing monument sign with additional building signage

High traffic signalized intersection - Broadway Blvd & Sarnoff Drive

B-1 Zoning, City of Tucson

Suite	Tenant	Available Sq. Ft.	Rent	Rent Type
101	Available	1000	\$13.00 PSF	Modified Gross
102	Available	616	\$13.00 PSF	Modified Gross
103	Iron Will Tattoo			
104	Available	1158	\$13.00 PSF	Modified Gross

Exclusively Represented by:

Tucson Realty & Trust Co.
Frank Arrotta C. 520.465.5291

Pat Darcy O. 520.618.5324
O. 520.577.7000

FOR LEASE



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:	Broadwa Blvd 39,059 VPD Source PAG 2014		
Demographics 2015 (Source-CoStar):	1-Mile	2-Mile	3-Mile
Population:	17,849	116,205	208,080
Avg. HH Income:	\$44,644	\$57,802	\$59,856
Area Daytime Employment:	5,878	46,060	90,472

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