

Broadway Star

7505-7575 E Broadway Blvd
Tucson, AZ 85710



Property Features

- + Rare opportunity to own a high-profile pad along Broadway Blvd
- + Conveniently located at a signalized intersection
- + Ideally positioned on heavily traveled Broadway Blvd
- + Surrounded by national and regional retailers, hotels, medical and corporate offices
- + Zoning - C-1, City of Tucson



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Pad for Sale or Ground Lease

±15,140

Pad Size, SF

\$875K

Sale Price

Ground

Lease Type

Join

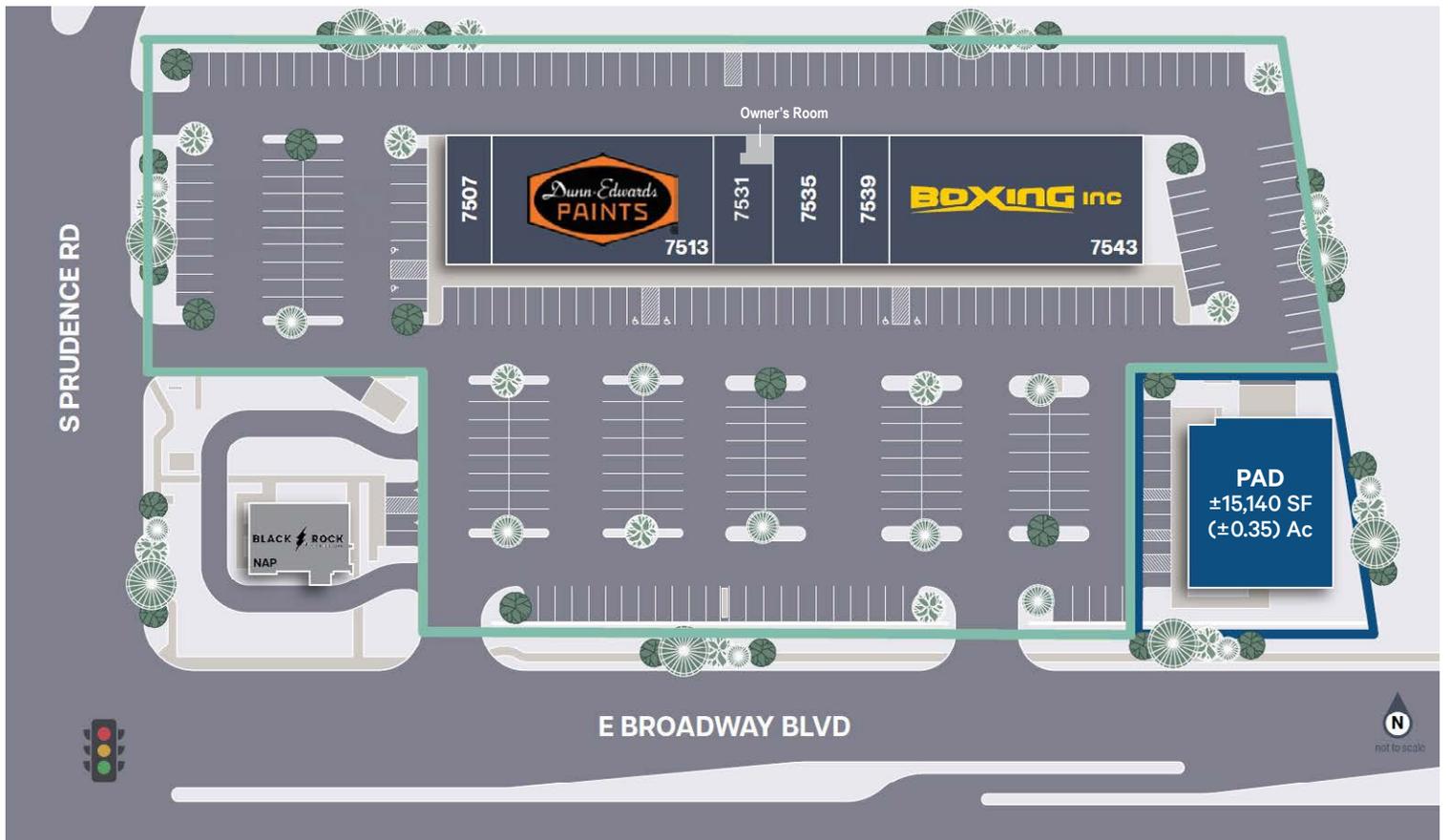
+ Dunn-Edwards Paints, Sara Lee Oroweat Bakery Outlet, Liberty Tax, Boxing, Inc., Black Rock Coffee and Absolute Attitude Salon

Nearby Tenants within 1 mile include:

+ Home Depot, Kohl's, Sprouts, La-Z-Boy, Michael's, HomeGoods, Ross Dress For Less, DSW

Suite	Tenant	Size
7505	Black Rock Coffee- Now Open!	
7507	Embrace Life Services	±1,320 SF
7525	Dunn Edwards Paint	±7,600 SF
7531	Liberty Tax	±2,050 SF
7535	Sara Lee Oroweat Bakery Outlet	±3,530 SF
7539	Absolute Attitude Salon	±1,386 SF
7543	Boxing, Inc	±7,512 SF
Pad	Available for Sale (\$875,000) or Ground Lease	±15,140 SF*

* Pad size to accommodate fast food up to larger-format restaurant or retail.



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Demographics

2024 Estimated

	1 Mile	3 Miles	5 Miles
Population	16,229	125,656	226,762
Avg Household Income	\$62,105	\$80,704	\$87,527
Daytime Population	16,450	121,827	221,380

Source: ESRI

Traffic Counts

Source: PAG

Broadway Blvd	50,081 VPD (2024)
Prudence Rd	9,729 VPD (2024)



View Facing East



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Contact Us

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