

FOR LEASE

# Midstar Plaza

4500 & 4534 E. BROADWAY BLVD, TUCSON, AZ

RETAIL



## PROPERTY INFO

Midstar Plaza is ideally positioned on Broadway Boulevard between Park Place Mall and El Con Center on the “going home” side of the road. Don’t miss this opportunity to be right on top of Tucson’s busiest retail and office corridor!

<b>Location</b>	West of the SWC of Broadway Boulevard & Swan Road, Tucson, Arizona.
<b>Spaces Available</b>	4500 E. Broadway: ± 3,237 SF 4558 E. Broadway (102): ± 720 SF
<b>Reduced Rental Rate</b>	<b>Call for reduced rent incentive for first year for new tenants!</b>
<b>Triple Net Charges</b>	Currently estimated at \$3.95/SF
<b>Zoning</b>	C-2, City of Tucson



## CONTACT US

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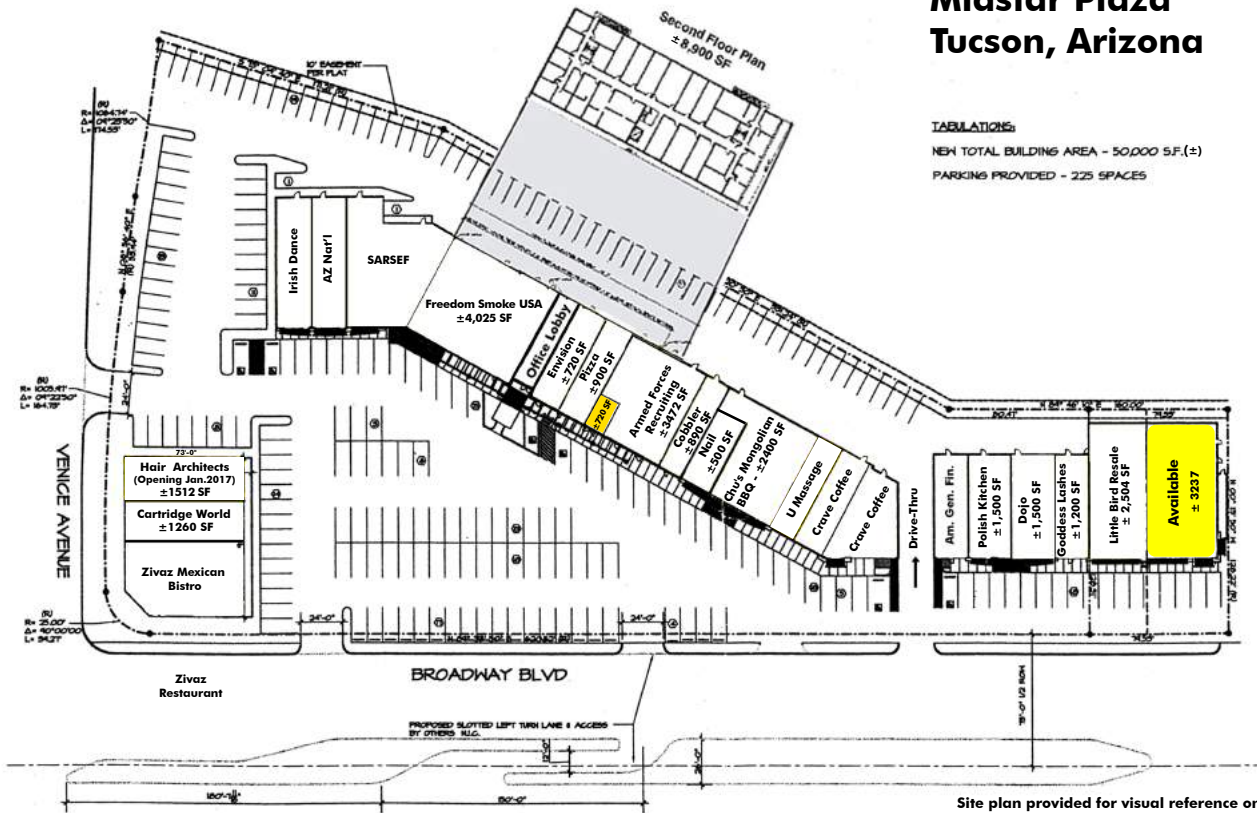
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## Midstar Plaza Tucson, Arizona

### TABULATIONS:

NET TOTAL BUILDING AREA - 50,000 S.F.(±)

PARKING PROVIDED - 225 SPACES



Site plan not to scale. All measurements are approximate.



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## Demographics

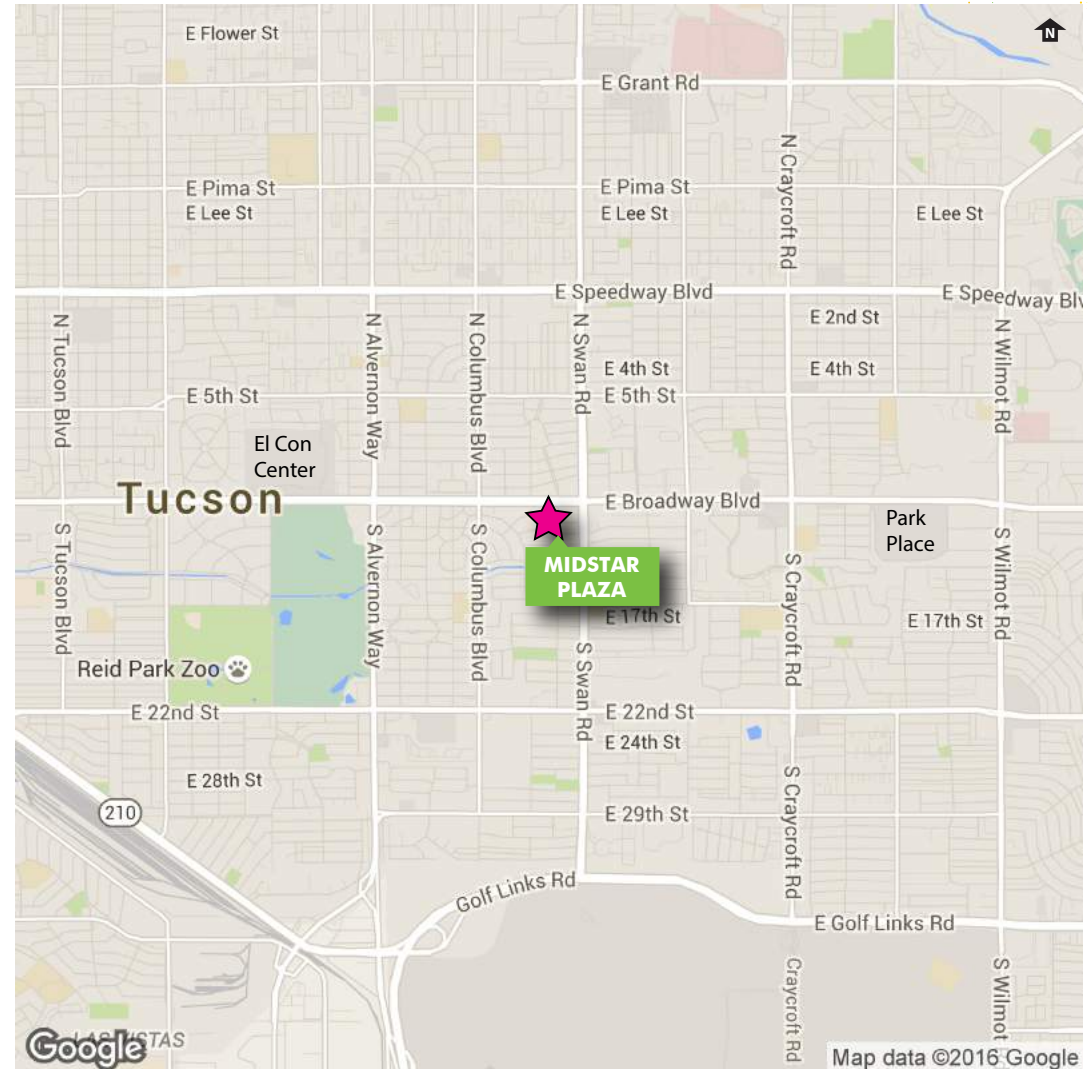
	1 Mile	3 Miles	5 Miles
Population	14,145	118,273	279,766
Avg. HH Income	\$57,482	\$50,683	\$52,455

Source: Esti, 2017 Estimates

## Traffic Counts (vehicles per day)

Broadway Boulevard	42,662 (2014)
Swan Road	28,907 (2013)
Total	71,569

Source: PAG 2018



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