

FOR SALE

Park Place Mall Area ±2.89 Acre Redevelopment Site

6121 E. BROADWAY BLVD, TUCSON, ARIZONA

RETAIL



PROPERTY INFO

RARE opportunity to buy this site with Broadway Boulevard signage. The property has 3 buildings in a “U”-shaped layout that can be demolished or updated to accommodate one or multiple uses.

Specifics

Parcel Size	±125,888 SF* (±2.89 AC)
Price	\$1,695,000 (site: \$13.46/SF)
Zoning	C-1, City of Tucson
Tax Parcel	127-09-011P*
Building Size	±29,745 SF** (building: \$56.98/SF)
Year Built	1979

*Subject to final survey; parcel will have a separate tax parcel.
**Sale of shell building will be in its “as-is” condition.



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HIGHLIGHTS

- + Redevelopment/adaptive re-use opportunity
- + Monument signage: Parcel will have a drive aisle to Broadway Blvd and has a monument sign on Broadway Blvd.
- + Four cross-access to Broadway Blvd and one to Wilmot Road with easement agreements with the west and east adjacent properties.
- + Parking: ±132 spaces ±(1:225) on subject parcel, but cross-parking with adjacent parcel.

Demographics

	3 Miles	5 Miles
Population	124,888	260,019
Avg. HH Income	\$56,905	\$64,694

Source: Esri, 2019 Estimates

Traffic Counts (vehicles per day)

Broadway Boulevard	46,932 (2014)
Wilmot Road	33,370 (2013)
Total	80,302

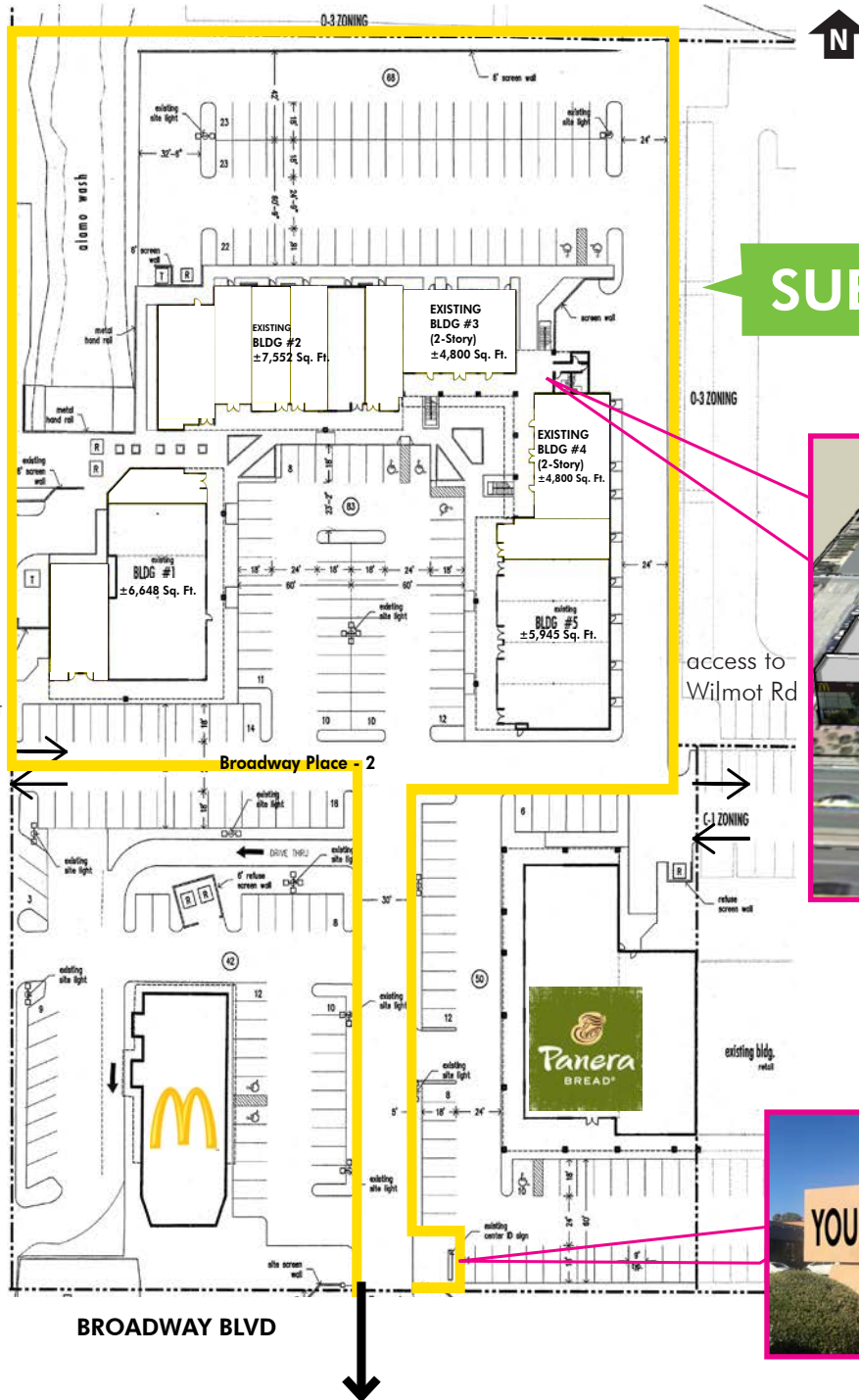
Source: PAG, 2018

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SUBJECT



* Conceptual redevelopment site subject (for illustrative purposes only)



PARK PLACE

— = exact placement of property boundaries will be subject to final parcel subdivision

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Exterior photos of existing \pm 29,745 SF "U"-shaped buildings



CONTACT US

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