



7040 EAST BROADWAY BOULEVARD
TUCSON, ARIZONA 85710



±6,310 SQUARE FOOT RESTAURANT BUILDING FOR SALE

CBRE



7040 E. BROADWAY BLVD.

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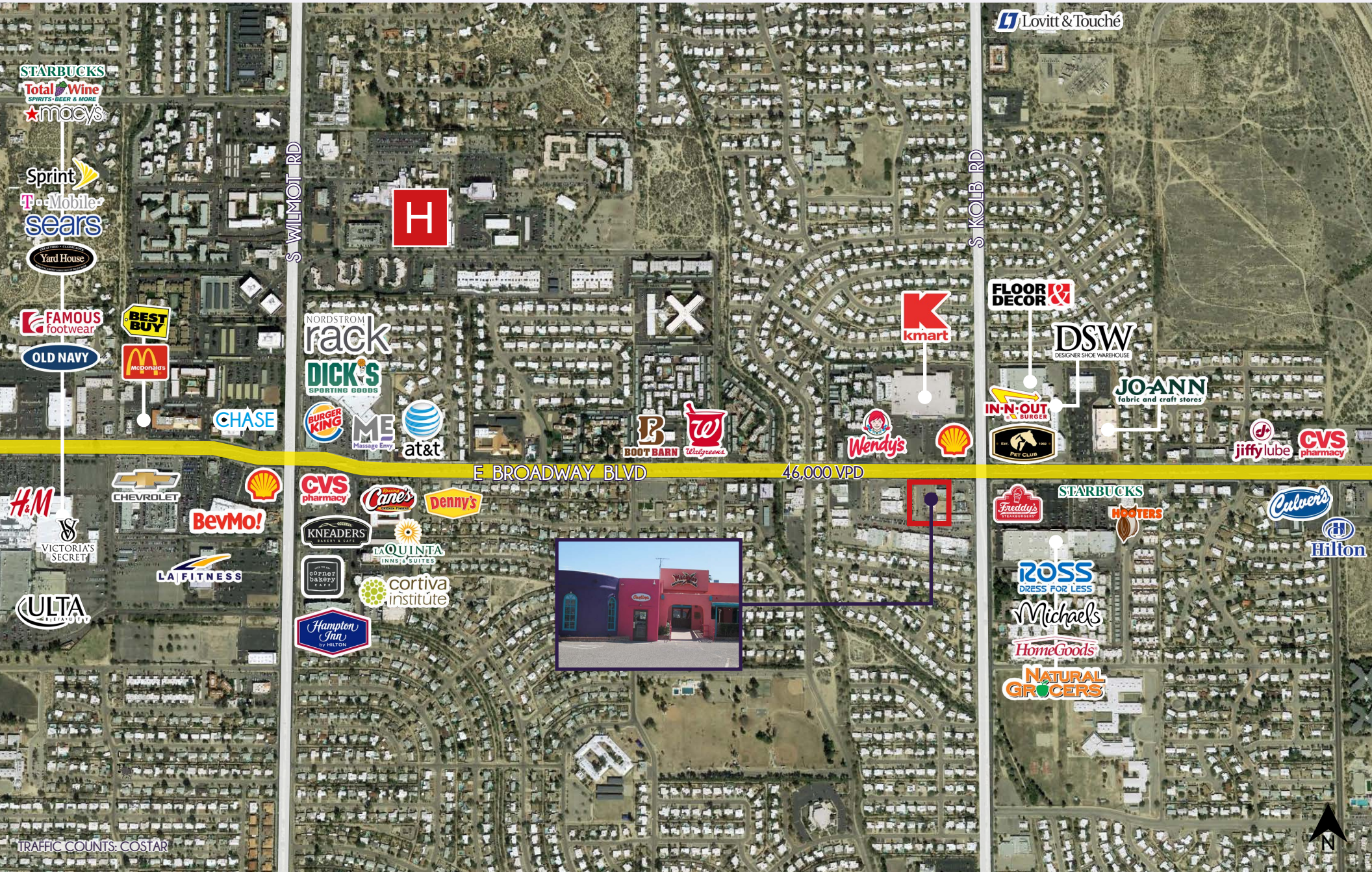
SALE PRICE

- **\$1,500,000**

PROPERTY FEATURES

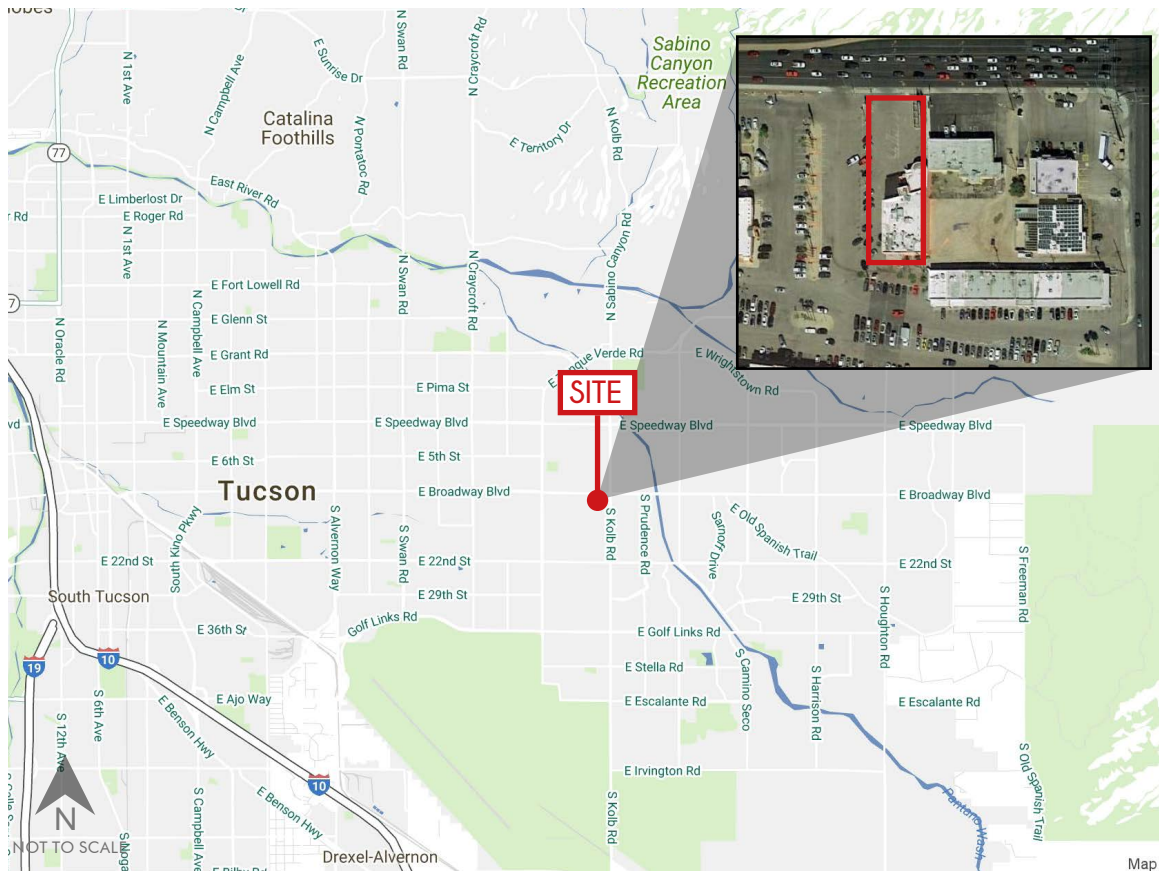
- ±6,310 SF building
- ±24,255 SF land
- Fully equipped restaurant
- FF&E may be included
- Tax Parcel #134-21-0040
- Located near the Broadway and Kolb intersection
- Showing upon appointment only
- Property includes large billboard that provides additional income
- Good visibility and access from both Broadway Blvd. and Kolb Rd.

AMENITIES MAP



LOCATION HIGHLIGHTS

- Centrally located on Tucson's eastside near the Broadway and Kolb intersection
- Broadway and Kolb combined traffic of nearly 100,000 cars per day (source City of Tucson)
- Broadway Blvd. is one of Tucson's primary retail streets
- Park Place Mall is approx. one mile west of this location
- High daytime population with offices, schools and medical close by
- Near many prominent restaurants and retailers
- High evening traffic for restaurants and entertainment



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