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Forty North Swan Office Plaza is a ± 29,000 SF office building located just north of the NE corner of Swan Rd. and Broadway Blvd. This office building offers quality space at competitive prices.

This building is in a convenient and high profile location and features an abundance of parking with close proximity to public transportation.

**Available  
Properties:**



## AVAILABLE FOR LEASE

# Forty North Swan Plaza

**40 N. Swan Rd.**

**North of NEC of Swan Rd. & Broadway Blvd  
Tucson, Arizona**

### **Features:**

- ✓ Located in Central Tucson in the Desired Broadway Corridor
- ✓ Newly Remodeled
- ✓ Frontage On Swan Rd.
- ✓ Located In The Broadway Corridor
- ✓ Covered Parking Available

### **Office Space Available:**

±893 SF

±2,000 SF

±3,054 SF

From \$20.00 PSF

(Full Service, Less Janitorial)

## Area Map

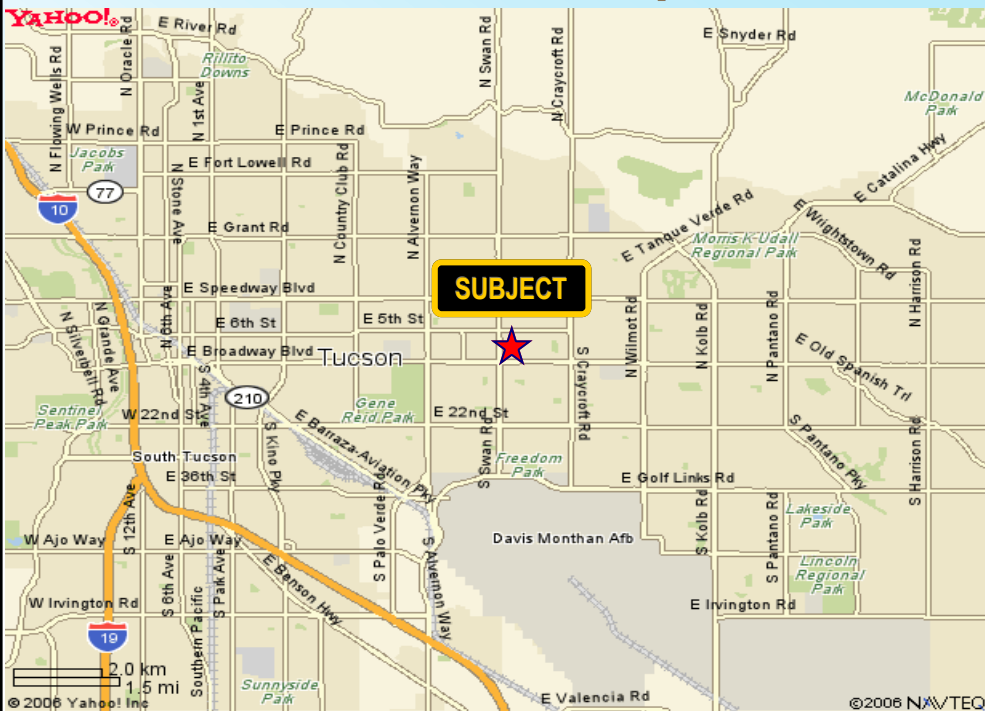


## Demographics 2020

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	13,947	121,504	278,985
Average Family Income	\$66,024	\$57,169	\$58,543
Employees	10,129	72,570	185,572
Retail Expenditures	\$260 Million	\$3 Billion	\$5.5 Billion

**TRAFFIC COUNTS:** 70,000 Vehicles Per Day  
 Swan Rd: 28,000 Broadway Blvd: 42,000

## Location Map



## Site Plan





**40 North Swan**  
NEC Swan Rd and Broadway Blvd.  
Tucson, Arizona  
Available Space Plans

**Swan Rd**



**40 North Swan**  
**NEC Swan Rd and Broadway Blvd.**  
**Tucson, Arizona**  
**Aerial Photo**



NOT TO SCALE  
SUBJECT TO CHANGE



**40 North Swan**  
**NEC Swan Rd and Broadway Blvd.**  
**Tucson, Arizona**



NOT TO SCALE  
SUBJECT TO CHANGE

**40 North Swan**  
**NEC Swan Rd and Broadway Blvd.**  
**Tucson, Arizona**  
**Current Tenant List**

<b>Tenant</b>	<b>Suite #</b>	<b>Sq. Ft.</b>
Pima Medical Institute	10	2,500
Pima Medical Institute	20	1,849
<b>AVAILABLE</b>	<b>118</b>	<b>3,054</b>
Pima Medical Institute	40-60	1,264
Berry Best Phlebotomy Training	44	1,200
<b>AVAILABLE</b>	<b>45</b>	<b>2,000</b>
<b>AVAILABLE</b>	<b>112</b>	<b>893</b>
Interception Counseling Services	114	807
Pima Medical Institute	100	15,210

## EMPLOYMENT



White Collar

74%



Blue Collar

9%

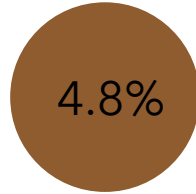


Services

16%

## 40 N Swan

40 N Swan Rd, Tucson, Arizona,  
85711  
Ring of 1 mile



Unemployment  
Rate

## BUSINESS



968

Total Businesses



10,129

Total Employees

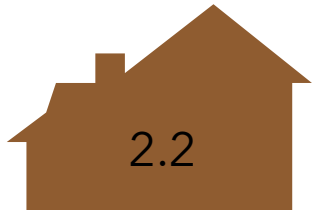
## KEY FACTS

13,947

Population



Median Age



Average  
Household  
Size

\$50,244

Median  
Household  
Income

## EDUCATION



No High School  
Diploma



19%  
High School  
Graduate



29%  
Some College



44%  
Bachelor's/Grad/Prof  
Degree

## POPULATION DETAIL



3,843

2018 Millennial Population  
(Born 1981 to 1998) (Esri)



2,664

2018 Generation X  
Population (Born 1965 to  
1980) (Esri)



3,125

2018 Baby Boomer  
Population (Born 1946 to  
1964) (Esri)

## EMPLOYMENT



64%

White Collar



15%

Blue Collar



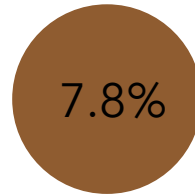
21%

Services

## 40 N Swan

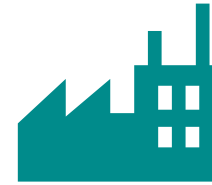
40 N Swan Rd, Tucson, Arizona,  
85711

Ring of 3 miles



7.8%  
Unemployment  
Rate

## BUSINESS



6,351

Total Businesses



72,570

Total Employees

## KEY FACTS

121,504

Population



38.3  
Median Age



2.2

Average  
Household  
Size

\$39,667

Median  
Household  
Income

## EDUCATION



10%  
No High School  
Diploma



22%  
High School  
Graduate



33%  
Some College



35%  
Bachelor's/Grad/Prof  
Degree

## POPULATION DETAIL



33,814

2018 Millennial Population  
(Born 1981 to 1998) (Esri)



21,902

2018 Generation X  
Population (Born 1965 to  
1980) (Esri)



26,733

2018 Baby Boomer  
Population (Born 1946 to  
1964) (Esri)



## EMPLOYMENT



White Collar

65%



Blue Collar

14%



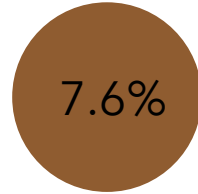
Services

21%

## 40 N Swan

40 N Swan Rd, Tucson, Arizona,  
85711

Ring of 5 miles



7.6%  
Unemployment  
Rate

## BUSINESS



13,746

Total Businesses



185,572

Total Employees

## KEY FACTS

278,985

Population



35.5  
Median Age



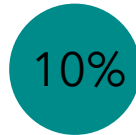
2.2

Average  
Household  
Size

\$40,284

Median  
Household  
Income

## EDUCATION



10%  
No High School  
Diploma



21%  
High School  
Graduate



33%  
Some College



35%  
Bachelor's/Grad/Prof  
Degree

## POPULATION DETAIL



81,818

2018 Millennial Population  
(Born 1981 to 1998) (Esri)



46,847

2018 Generation X  
Population (Born 1965 to  
1980) (Esri)



57,146

2018 Baby Boomer  
Population (Born 1946 to  
1964) (Esri)