

FOR LEASE

Midstar Plaza

4500 - 4556 E. BROADWAY BLVD, TUCSON, AZ 85711

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!

Location	West of the SWC of Broadway Boulevard & Swan Road, Tucson, Arizona.
Spaces Available	4500 E. Broadway: ± 3,237 SF End-cap with roll-up door 4556 E. Broadway: ±450 SF
Reduced Rental Rate	Call for reduced rent incentive for first year for new tenants!
Triple Net Charges	Currently estimated at \$3.95/SF
Zoning	C-2, City of Tucson



CONTACT US

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CBRE

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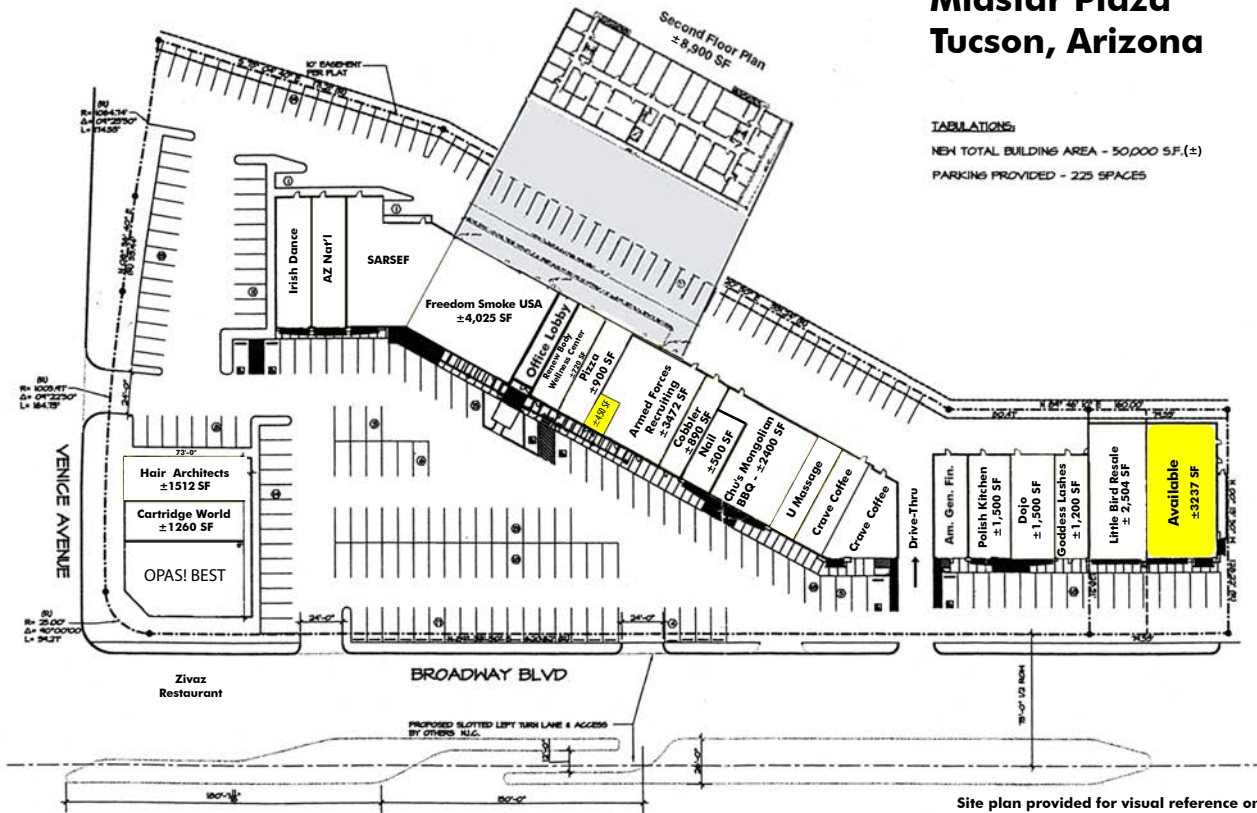
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Midstar Plaza Tucson, Arizona

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

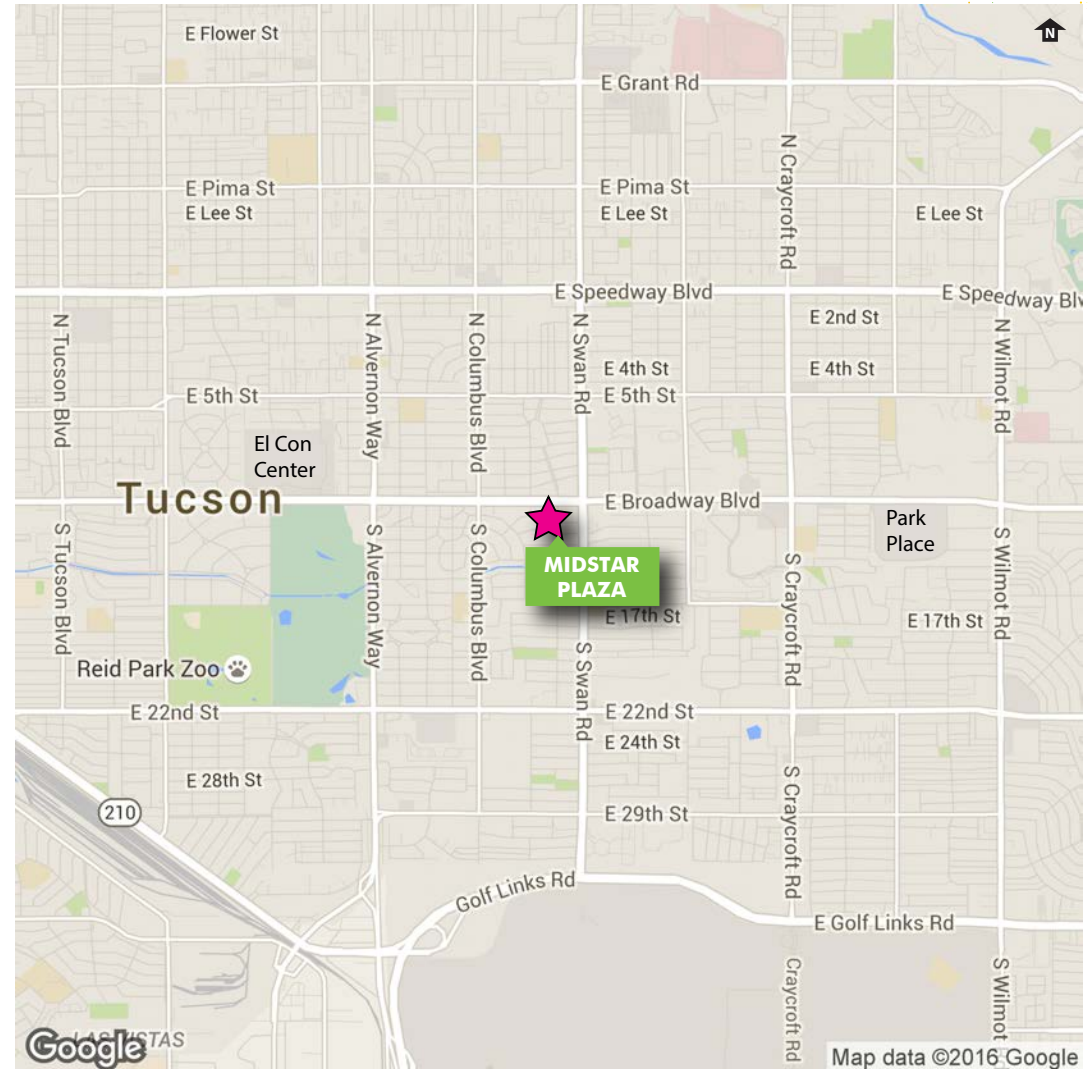
	1 Mile	3 Miles	5 Miles
Population	14,381	118,521	279,709
Avg. HH Income	\$61,215	\$52,595	\$54,352

Source: Esri, 2018 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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