

FOR LEASE

# Midstar Plaza

4500, 4534 & 4590 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!

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**Location** West of the SWC of Broadway Boulevard & Swan Road, Tucson, Arizona.

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**Spaces Available** 4500 E. Broadway: ± 3,237 SF  
4558 E. Broadway (102): ± 720 SF  
4590 E. Broadway : ±2,875 SF\*

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**Reduced Rental Rate** **Call for reduced rent incentive for first year for new tenants!**

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**Triple Net Charges** Currently estimated at \$3.95/SF

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**Zoning** C-2, City of Tucson

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**\*Fully-equipped restaurant on end-cap with patio seating**



## CONTACT US

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**CBRE**

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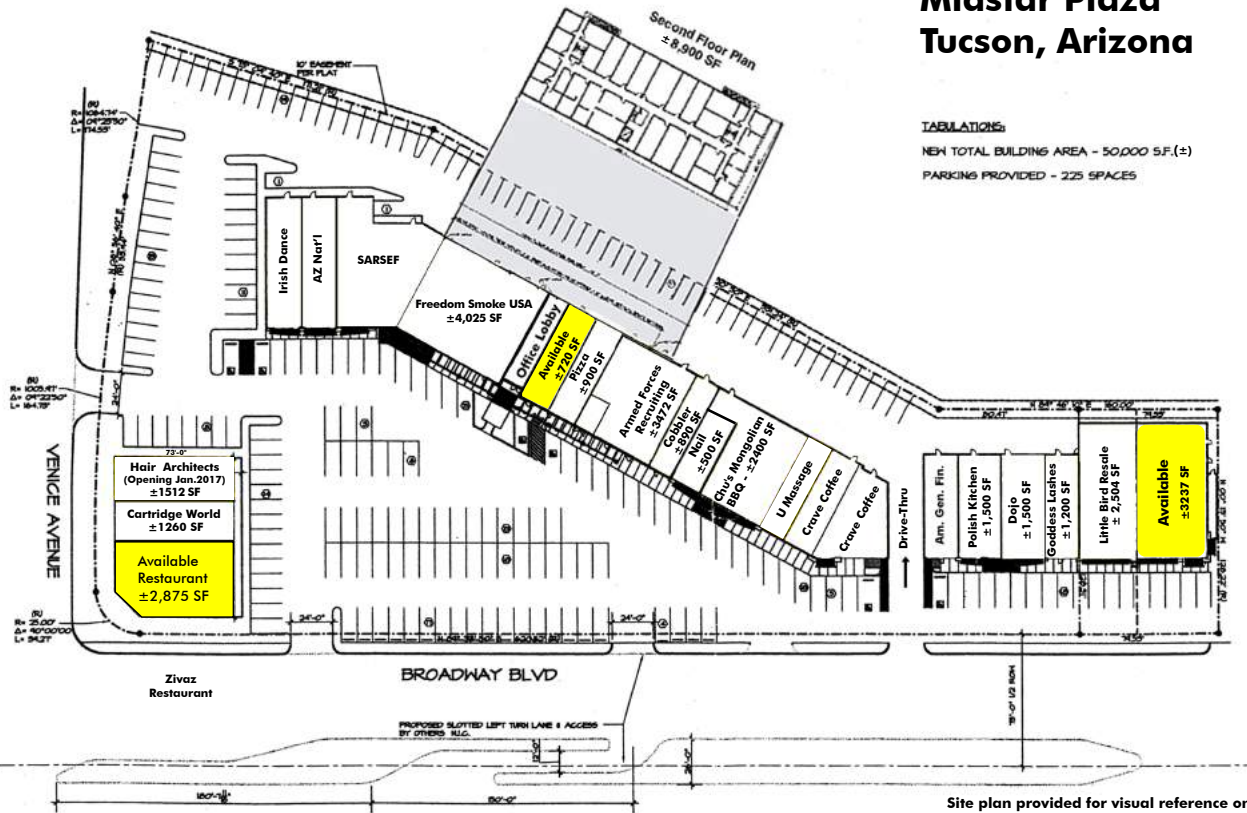
RETAIL

## Midstar Plaza Tucson, Arizona


### TABULATIONS:

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

PARKING PROVIDED - 225 SPACES



Site plan provided for visual reference only.

 Site plan not to scale. All measurements are approximate.



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## Demographics

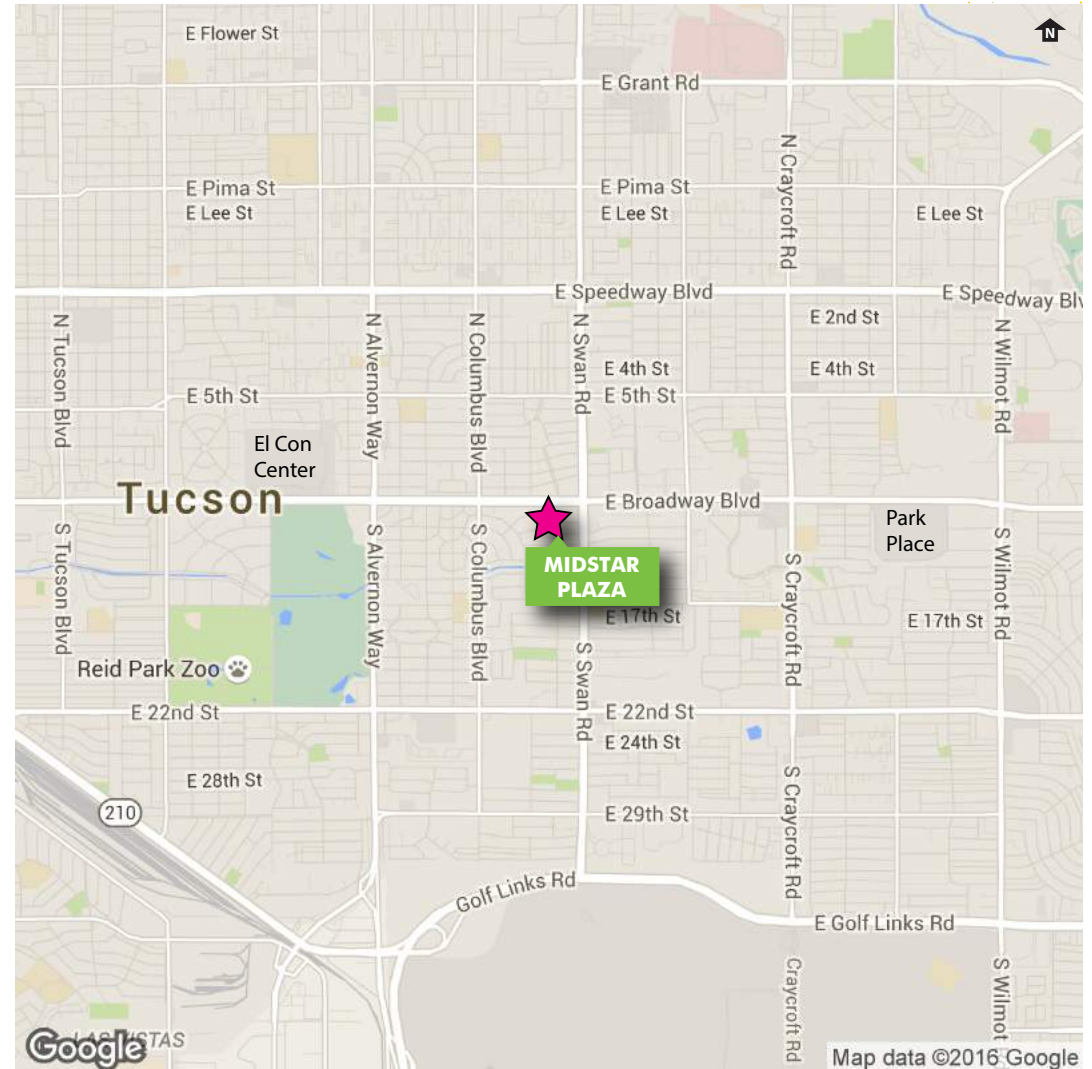
	1 Mile	3 Miles	5 Miles
Population	14,381	118,521	279,709
Avg. HH Income	\$61,215	\$52,595	\$54,352

Source: Esri, 2018 Estimates

## Traffic Counts (vehicles per day)

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

Source: PAG 2018



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