

MARKETPLACE ON BROADWAY

SWC Broadway & Campbell | Tucson, AZ

CUSHMAN &
WAKEFIELD

 **PICOR**

FOR LEASE



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PROPERTY DETAILS

Available	2,786 SF
Lease Rate	\$32.00 / SF / Yr / NNN
NNN Rate	\$7.58 / SF

NEIGHBORING TENANTS

- Safeway, Starbucks, Brake Masters, Cricket & More

HIGHLIGHTS

- In the Rio Nuevo District (<https://rionuevo.org/>). Potentially eligible for substantial Tenant Improvement reimbursements through Rio Nuevo!
- Less than 1 mile from the University of Arizona
- Busy mid-town intersection with approximately 64,000 vehicles per day
- Close to Downtown on Broadway

TRAFFIC COUNTS

Broadway Blvd	34,436 VPD (2025)
Campbell Ave	37,619 VPD (2025)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	15,527	\$94,536	11,768
3 Miles	120,565	\$80,367	81,085
5 Miles	301,030	\$78,364	168,864

Rob Tomlinson / Principal / rtomlinson@picor.com / +1 520 240 4299
Greg Furrier / Principal / gfurrier@picor.com / +1 520 909 6111

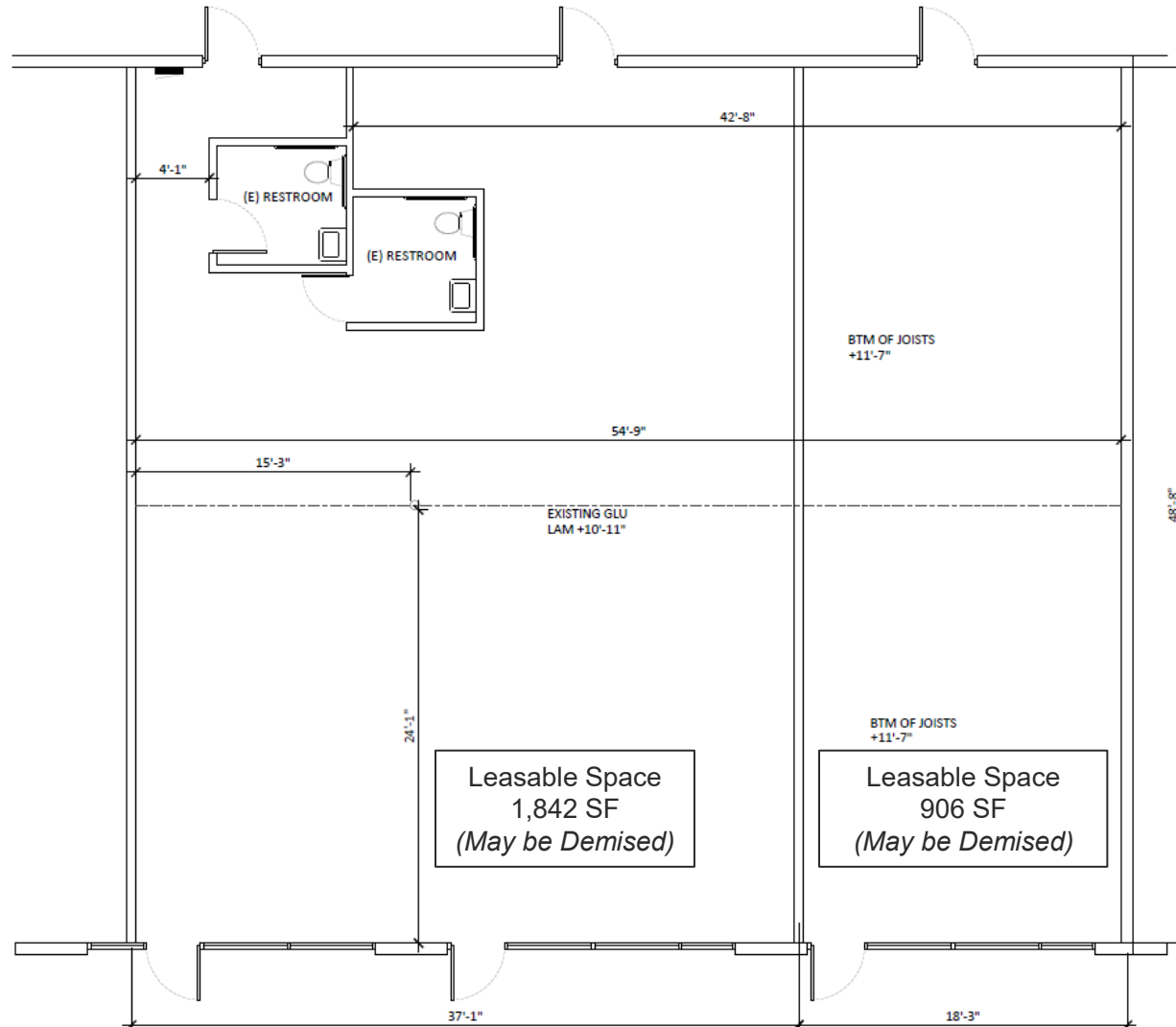
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8/27/2026

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FLOOR PLAN



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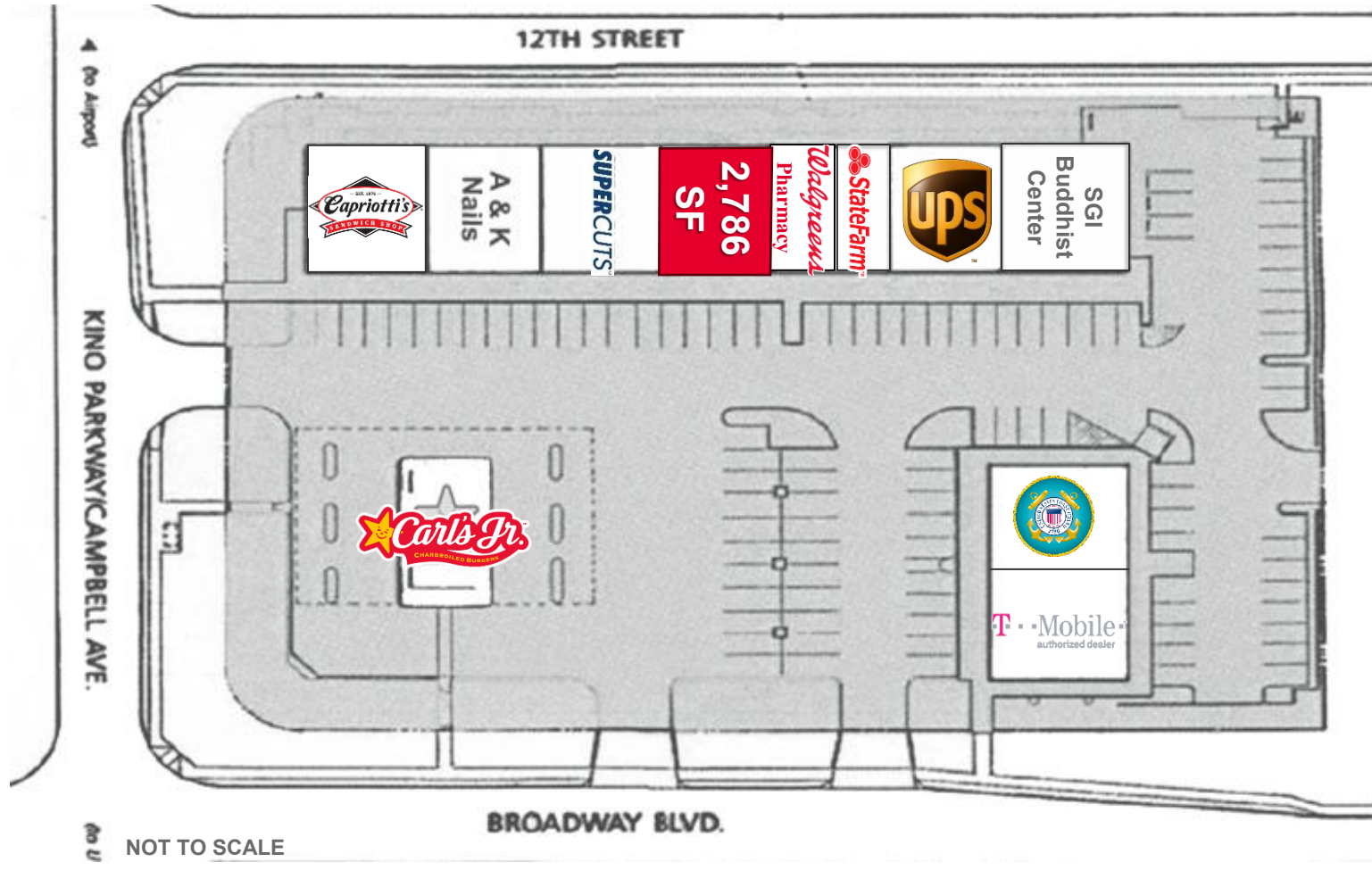
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SITE PLAN



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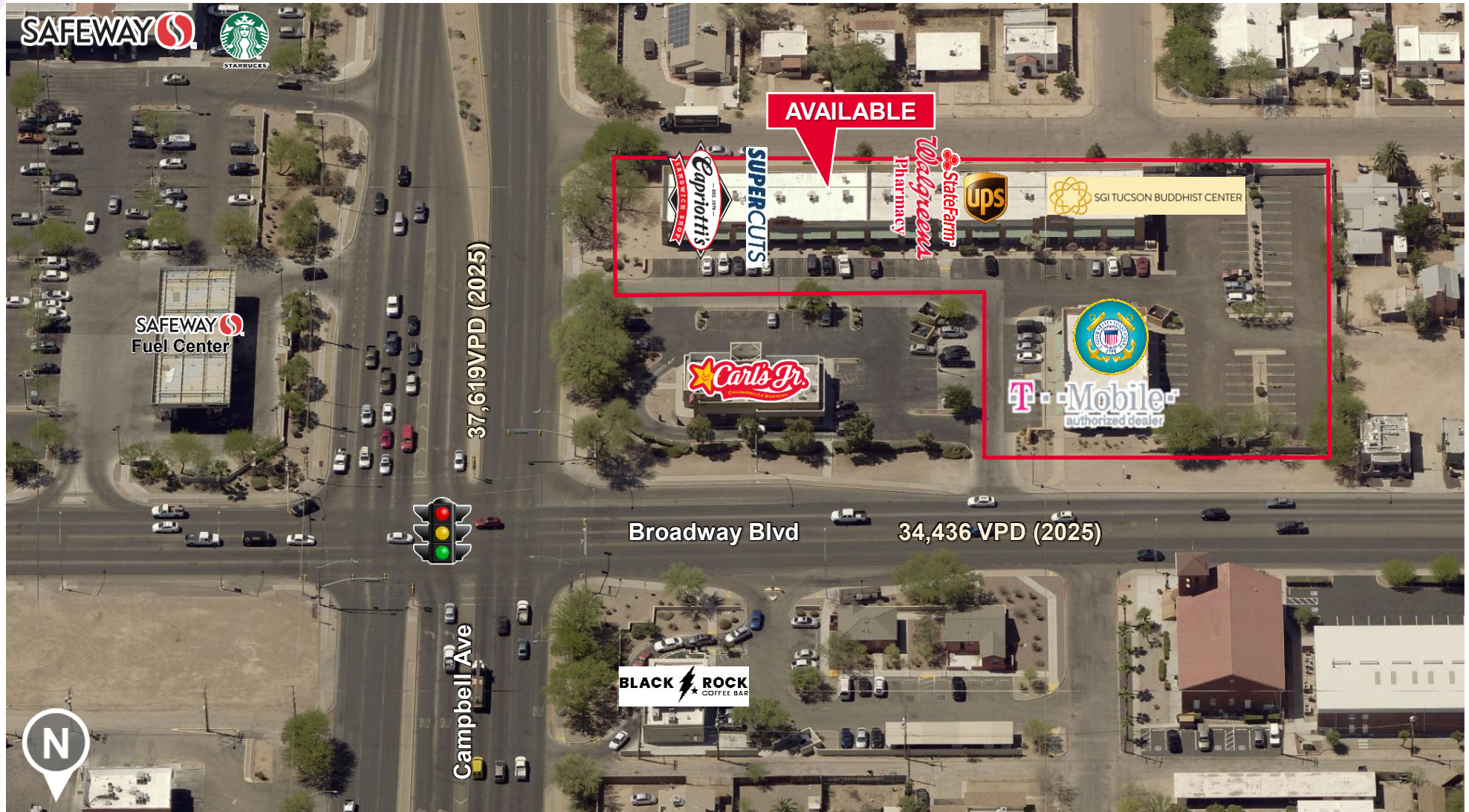
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NEIGHBORHOOD RETAIL MAP



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