

JUNIOR ANCHOR BOX AVAILABLE AT BERKSHIRE VILLAGE

SWC Broadway & Camino Seco | Tucson, AZ

CUSHMAN & WAKEFIELD

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FOR LEASE



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PROPERTY DETAILS

Available	10,458 SF
Lease Rate	Contact Agent
NNN Cost	\$5.14/SF (2025)
Clear Height	Retail Area: Approx. 10' Warehouse Area: Approx. 19'
Availability	Immediate
Zoning	C-2, City of Tucson
Address	8600 E. Broadway Blvd Tucson, AZ 85710

HIGHLIGHTS

- Junior anchor box space surrounded by Walmart, Dollar Tree, Harbor Freight, & U-Haul
- Walmart Neighborhood Market and façade remodel completed in 2015
- Ease of access with multiple ingress/egress location on Broadway and Camino Seco
- Full access turning movement on Broadway

TRAFFIC COUNTS

Broadway Blvd	31,494 VPD (2025)
Camino Seco	12,659 VPD (2025)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	15,462	\$79,084	3,073
3 Miles	106,833	\$103,666	29,508
5 Miles	195,726	\$105,613	70,974

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Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 277

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8/24/2026

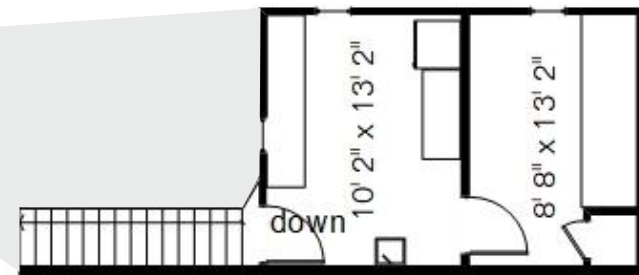
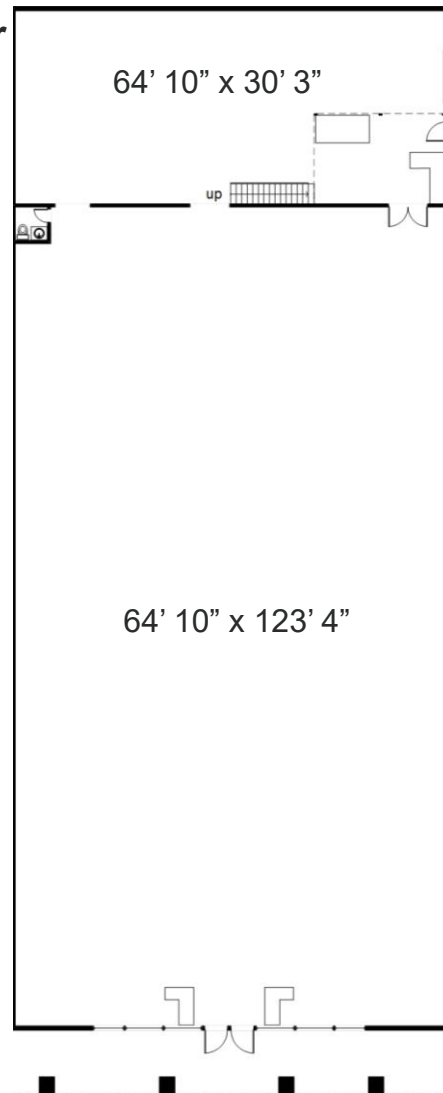
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FLOOR PLAN

First Floor
10,123 SF



Second Floor
335 SF

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SITE PLAN



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AERIAL



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