

FOR SALE

FREESTANDING OPPORTUNITY

4380 E Broadway Blvd, Tucson AZ 85711

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PROPERTY HIGHLIGHTS/

FOR SALE

4380 E Broadway Blvd, Tucson, Arizona 85711

Sale Price: \$1,650,000

Building Size: 13,116 SF *(Per Pima County Assessor)*

Parcel Size: ± 0.82 Acres *(Per Pima County Assessor)*

HIGHLIGHTS

- Positioned along E Broadway Blvd within a major office and retail node of central Tucson
- High-visibility corridor location backed by strong traffic counts
- Versatile opportunity for owner/users, investors, or redevelopment in an established Tucson trade area
- Monument signage available
- Left-in access from Broadway Blvd
- Rear garage/warehouse area featuring a 10' roll-up door with approximate dimensions of 48' × 72'
- Acoustical dropped ceiling throughout the main office area with 10' clear ceiling heights throughout the entire building

PROPERTY DETAILS

Assessor Parcel No	126-15-010A
Zoning	C-1 (Northern portion) & R-1 (Southern portion), City of Tucson
Property Taxes	\$16,655.55 (2025)

SITE PLAN

13,116 SF BUILDING
± 0.82 AC



Broadway Blvd: 38,505 VPD (2025)

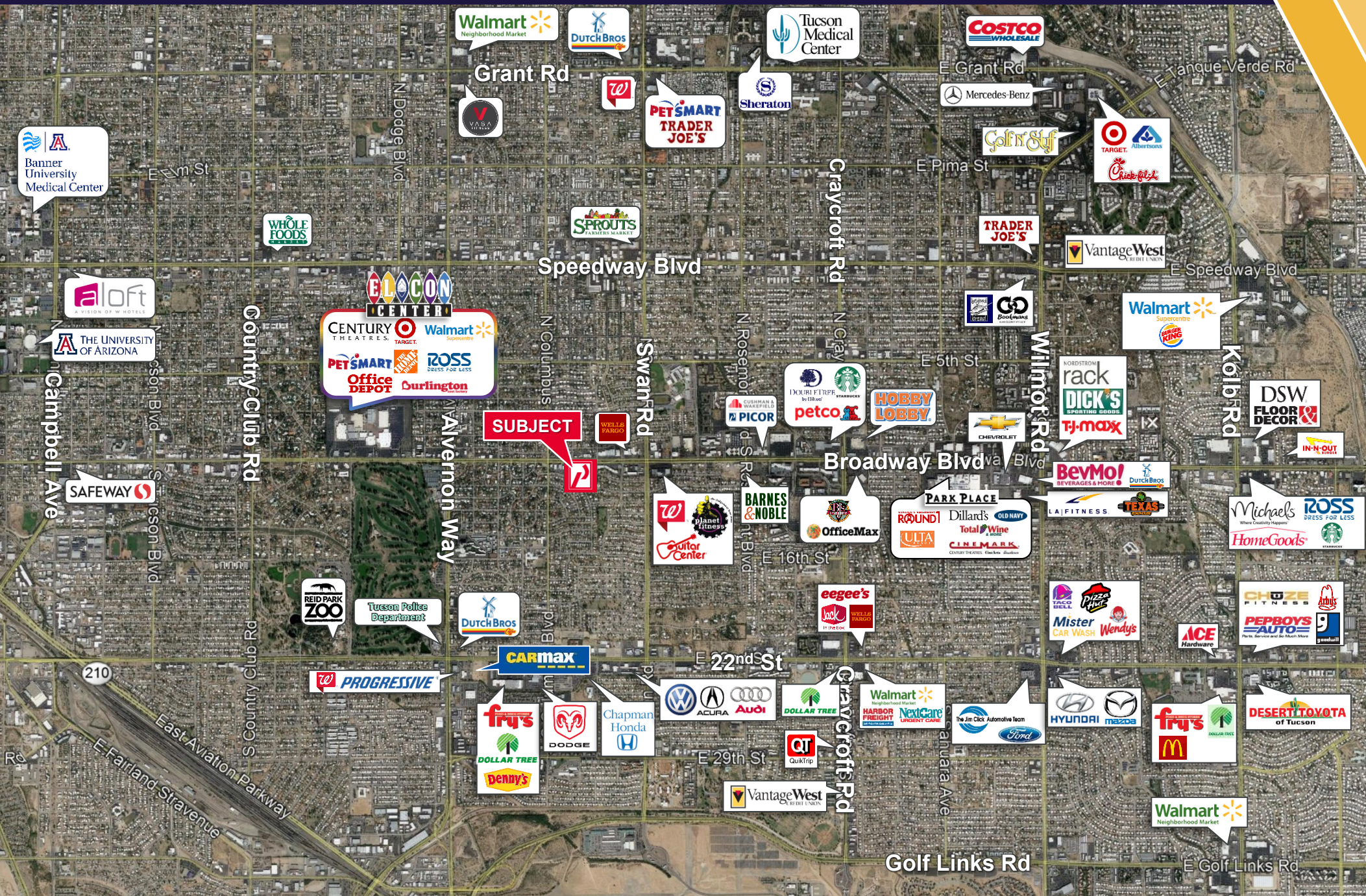
PARKING

PARKING

AERIAL MAP



TRADE MAP





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For more information
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