



Property Location

4633 E Broadway Blvd

(Northwest Corner of Broadway Blvd and Swan Rd)

Available Space

10,000 Sq Ft

Zoning

C-2

Pricing

LEASE: Starting at \$10/SF NNN

SALE: \$800,000 (\$80/SF)

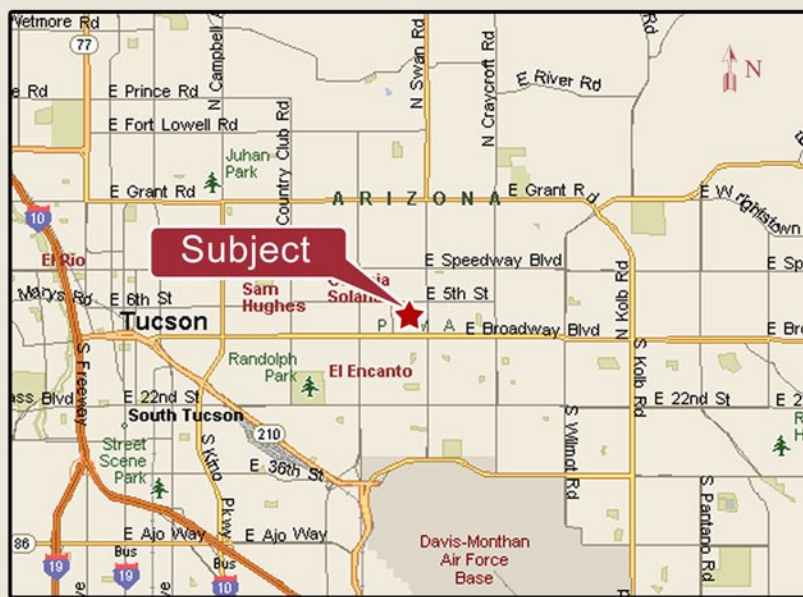
Property Highlights

- Excellent Visibility & Signage
- High Traffic Counts
- Near Park Place Mall
- Great Office or Retail Space

Traffic Counts (Source: P.A.G, 2011)

Broadway Blvd: 41,500 Average Daily Traffic

Swan Rd: 28,000 Average Daily Traffic

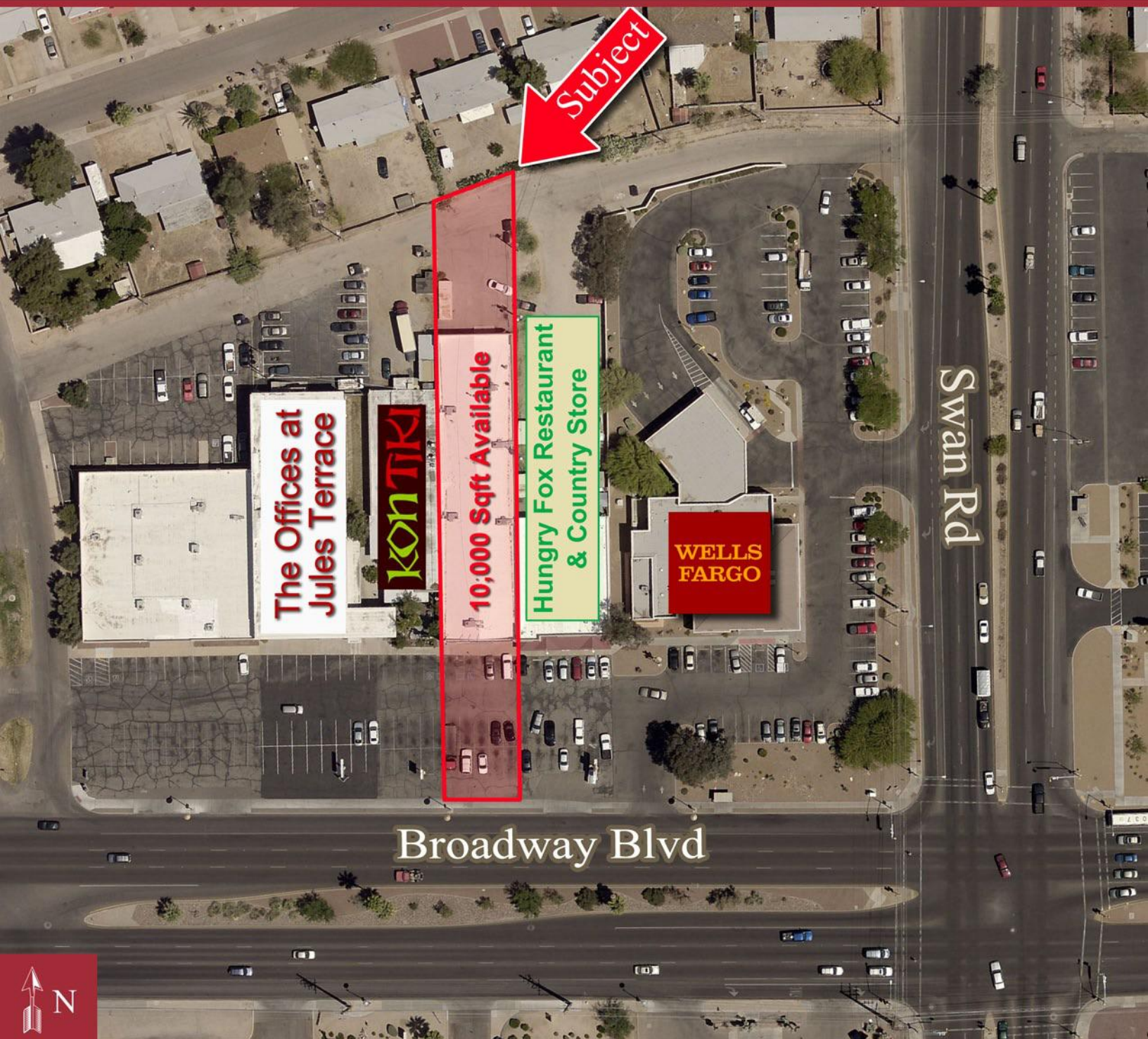


Contact Brian Chang
or Jason Wong, CCIM

2010 Demographics	1 mile	3 mile	5 mile
Population	14,247	116,586	270,121
Average HH Income*	\$49,770	\$45,027	\$46,735

Source: www.esri.com/bao

*2012 Projections



Brian Chang
Jason Wong, CCIM

Red Point Development
8710 N Thornydale Rd, Suite 120
Tucson, AZ 85742
Phone: (520) 408-2300
www.redpointdevelopment.com