



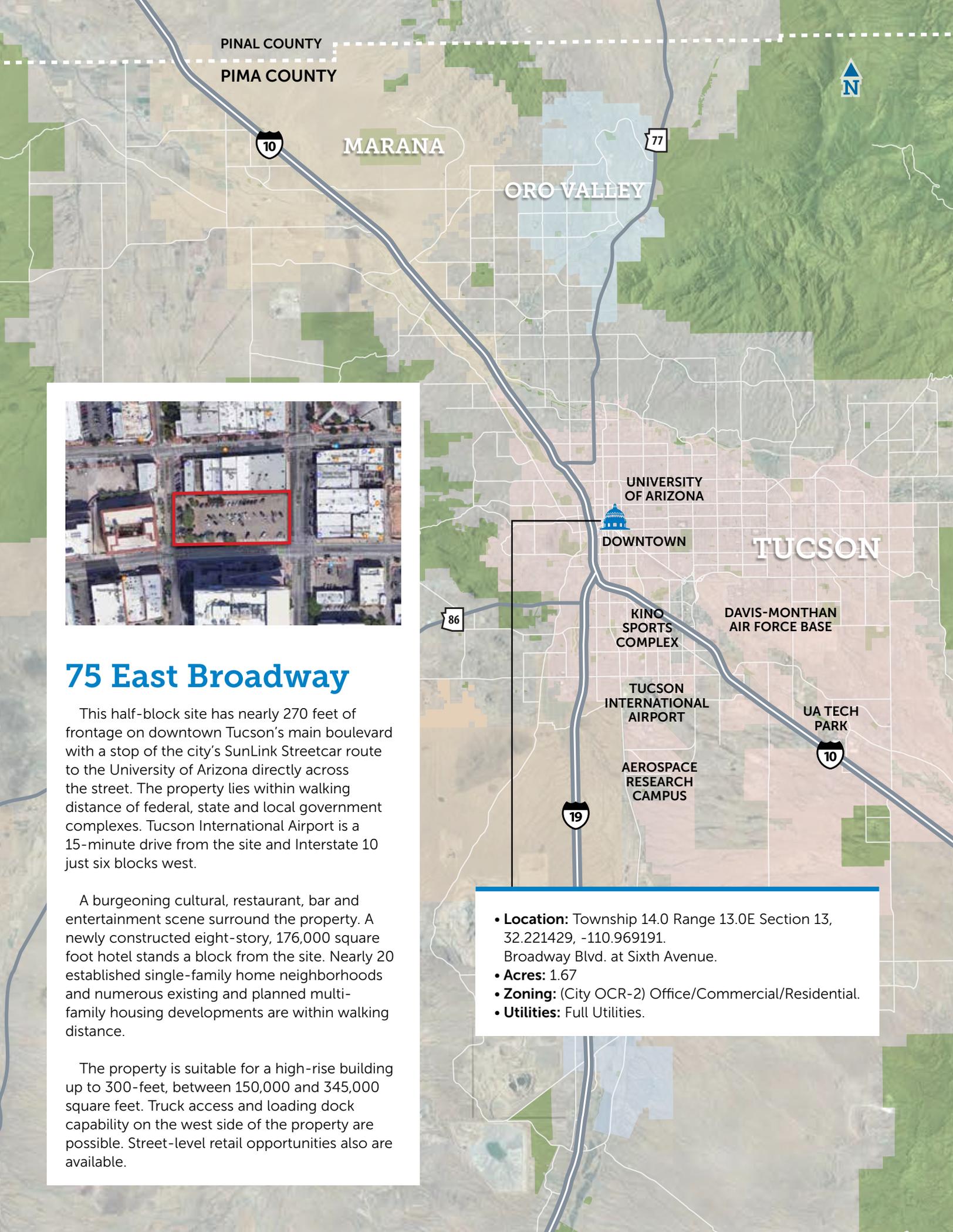
75 EAST BROADWAY

Downtown, the heart of the city, the center of it all. An undeveloped 1.67-acre parcel is ready to go vertical on a prime lot in the middle of Tucson's blossoming downtown renaissance.



PIMA COUNTY





PINAL COUNTY
PIMA COUNTY

MARANA

ORO VALLEY

UNIVERSITY OF ARIZONA

DOWNTOWN

TUCSON

KINO SPORTS COMPLEX

DAVIS-MONTHAN AIR FORCE BASE

TUCSON INTERNATIONAL AIRPORT

UA TECH PARK

AEROSPACE RESEARCH CAMPUS



75 East Broadway

This half-block site has nearly 270 feet of frontage on downtown Tucson's main boulevard with a stop of the city's SunLink Streetcar route to the University of Arizona directly across the street. The property lies within walking distance of federal, state and local government complexes. Tucson International Airport is a 15-minute drive from the site and Interstate 10 just six blocks west.

A burgeoning cultural, restaurant, bar and entertainment scene surround the property. A newly constructed eight-story, 176,000 square foot hotel stands a block from the site. Nearly 20 established single-family home neighborhoods and numerous existing and planned multi-family housing developments are within walking distance.

The property is suitable for a high-rise building up to 300-feet, between 150,000 and 345,000 square feet. Truck access and loading dock capability on the west side of the property are possible. Street-level retail opportunities also are available.

- **Location:** Township 14.0 Range 13.0E Section 13, 32.221429, -110.969191. Broadway Blvd. at Sixth Avenue.
- **Acres:** 1.67
- **Zoning:** (City OCR-2) Office/Commercial/Residential.
- **Utilities:** Full Utilities.