

**For Lease**

**5 5 5 5**

**BROADWAY**

**NEC BROADWAY & CRAYCROFT  
TUCSON, ARIZONA**



**PREMIER PAD SHOP SPACE  
IN PARK PLACE MALL HUB**

## PROPERTY INFO:

Space Available:	5545 E. Broadway Blvd
Space Size:	±3,250 SF
Rental Rate:	\$45.00/SF,NNN
Triple Nets Charges (NNN):	\$3.44/SF

## DEMOGRAPHICS:



### Population

1 Mile	12,172
3 Miles	116,761
5 Miles	265,116



### Daytime Employees

1 Mile	15,985
3 Miles	71,477
5 Miles	154,734



### Average HH. Income

1 Mile	54,581
3 Miles	53,459
5 Miles	58,886

## CONTACT:

Nancy McClure  
First Vice President  
520.323.5117  
nancy.mcclure@cbre.com

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**TRADE AREA HIGHLIGHTS:**

- ▶ Park Place regional retail hub.
- ▶ Adjacent to Williams Centre’s Class A offices, hotels, retail, restaurants, etc.
- ▶ Along Tucson’s #1 east-west corridor: Broadway Boulevard.
- ▶ Close to Davis-Monthan Air Force Base main entry.

**SITE PLAN HIGHLIGHTS:**

- ▶ Monument signage slat available.
- ▶ Prime multi-tenant corner pad.
- ▶ Join Hobby Lobby, Stein Mart, Vitamin Shoppe, Potbelly Sandwiches, Broadway Smiles Dentistry & Orthodontics, Banner Urgent Care & others.
- ▶ Signalized intersection.
- ▶ 2 access points to both Broadway & Craycroft with median cuts on each road.

**TRAFFIC COUNTS:**

<b>BROADWAY BLVD</b>	<b>46,932 (2014)</b>
<b>CRAYCROFT ROAD</b>	<b>36,246 (2012)</b>
<b>INTERSECTION TOTAL</b>	<b>83,178</b>

Source: PAG

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