

FOR LEASE

# RETAIL SPACE BROADWAY EAST

SEC BROADWAY BLVD. & CAMINO SECO | TUCSON, AZ

RETAIL

NEW TENANT – WINGS OVER BROADWAY



## PROPERTY INFO

### LEASE RATE

Varies by size and location. NNN currently estimated at \$4.50/SF.

### SPACE AVAILABLE

±3,600 SF  
±4,500 SF (can be divided or can be expanded to ±9,300 SF) – Do not disturb Tenant.

### ANCHOR TENANTS

Walgreens, McDonald's, Burger King

### FEATURES

- Remodeled façade up to ±28 feet tall
- New monument sign
- High traffic area with excellent retailers and restaurants nearby
- C-1 zoning (City of Tucson)
- Great access and visibility!

### COMMENTS

The shopping center has great access and visibility and the remodeled façade provides good signage for tenants. This is an excellent opportunity for a retailer or service tenant to have an east Tucson location on Broadway Boulevard.

## CONTACT US

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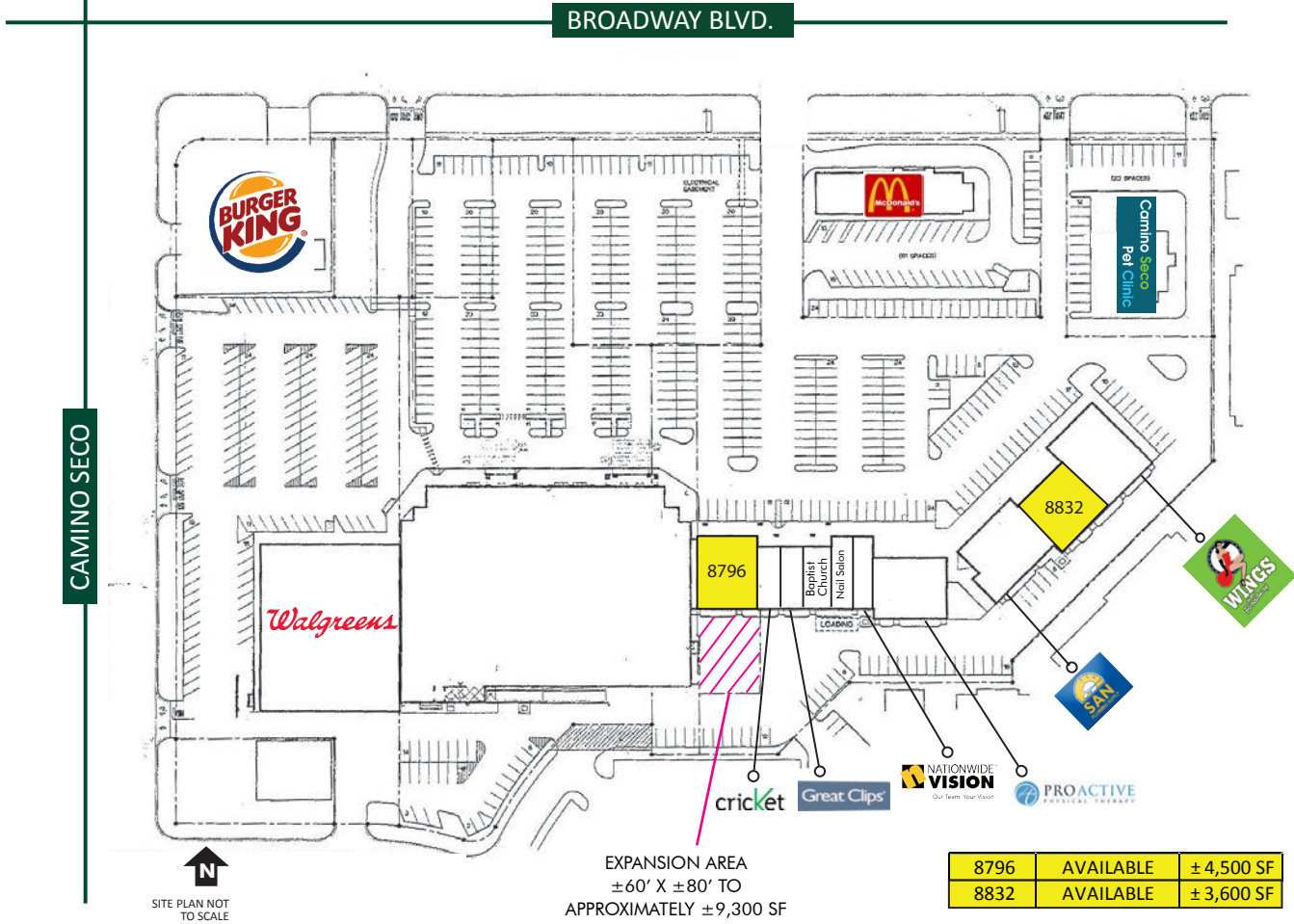
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## SITE PLAN



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## 2017 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	15,839	103,980	193,210
AVG. DAYTIME EMPLOYEES	3,449	28,983	71,209
AVG. DAYTIME POPULATION	11,743	84,520	175,171
AVG. HH INCOME	\$53,141	\$62,998	\$64,417
EST. HOUSEHOLDS	7,213	45,691	82,909
EST. MEDIAN AGE	40.90	43.70	42.50

Source: Claritas

## TRAFFIC COUNTS

BROADWAY BOULEVARD	37,000 vehicles per day (2014)
CAMINO SECO ROAD	15,000 vehicles per day (2014)
TOTAL	52,000 vehicles per day

Source: PAG

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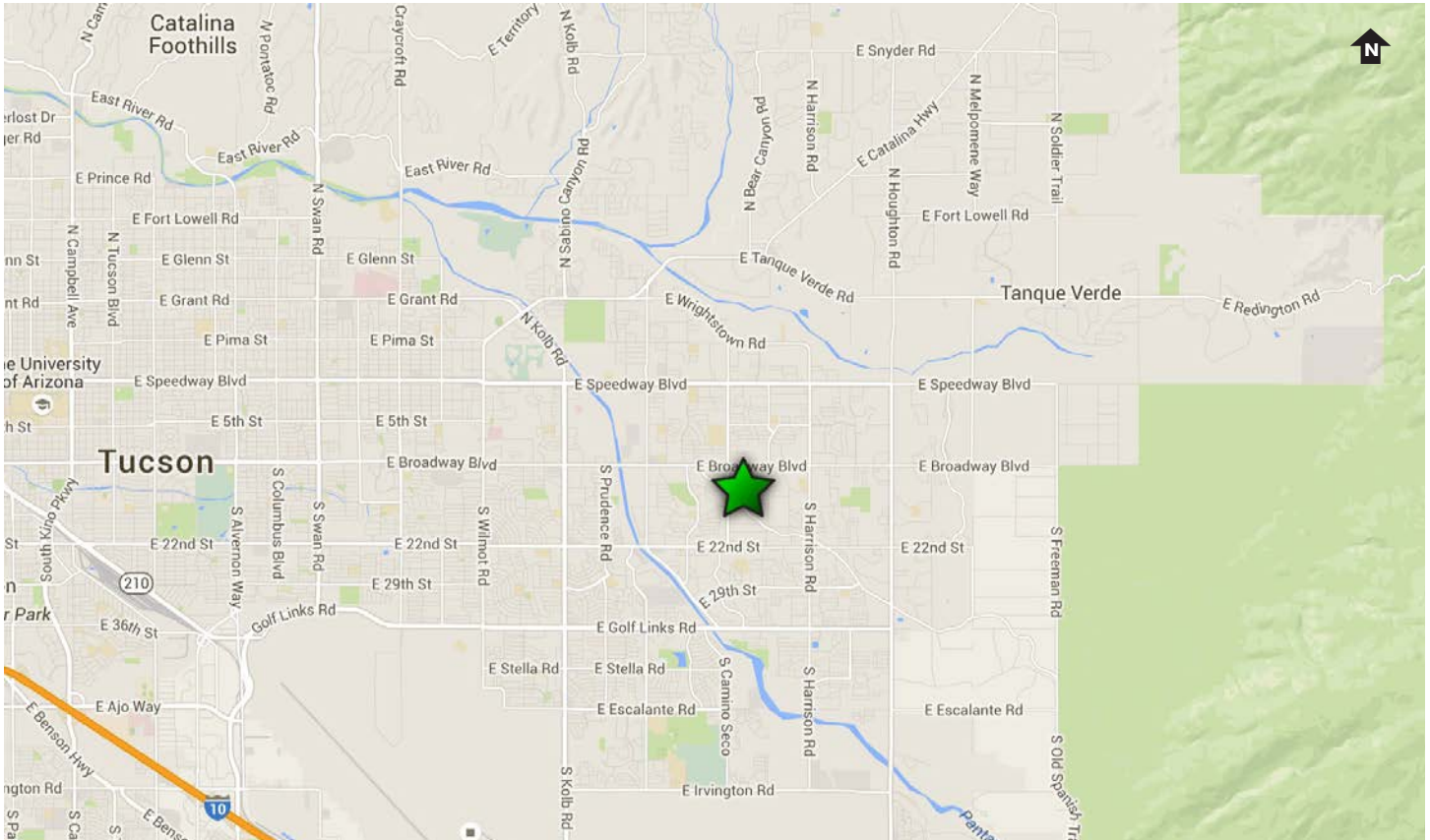
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