



AVAILABLE FOR LEASE

## Circle Plaza

7120-7280 E. Broadway Blvd.

Located at:  
SEC of Broadway Blvd. & Kolb Rd.  
Tucson, Arizona

### Features:

- ✓ This center is anchored by Natural Grocers. Other tenants include, Michael's, Ross, Starbucks, Hooters, HomeGoods, Bealls Outlet, Lane Bryant, Freddy's Steakburgers, and Sketchers.
- ✓ Located at one of the Highest Volume Intersections in Tucson
- ✓ Located at a signalized intersection with great Visibility & Access
- ✓ Great Signage
- ✓ Abundant Parking
- ✓ Easy Ingress & Egress
- ✓ Premises located in front of the main drive aisle

### Available:

**In-Line Space**  
± 5,091 SF Office/Retail  
From \$16.00 + NNN\*

**Pad Space**  
± 1,000 SF (Former Hair Salon)  
From \$20.00 + NNN\*

\*NNN estimated at \$3.99 for In-Line Space  
\*NNN estimated at \$6.00 for Pad Space



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LANE BRYANT

Available  
Properties:





# Aerial Map



# Demographics 2020

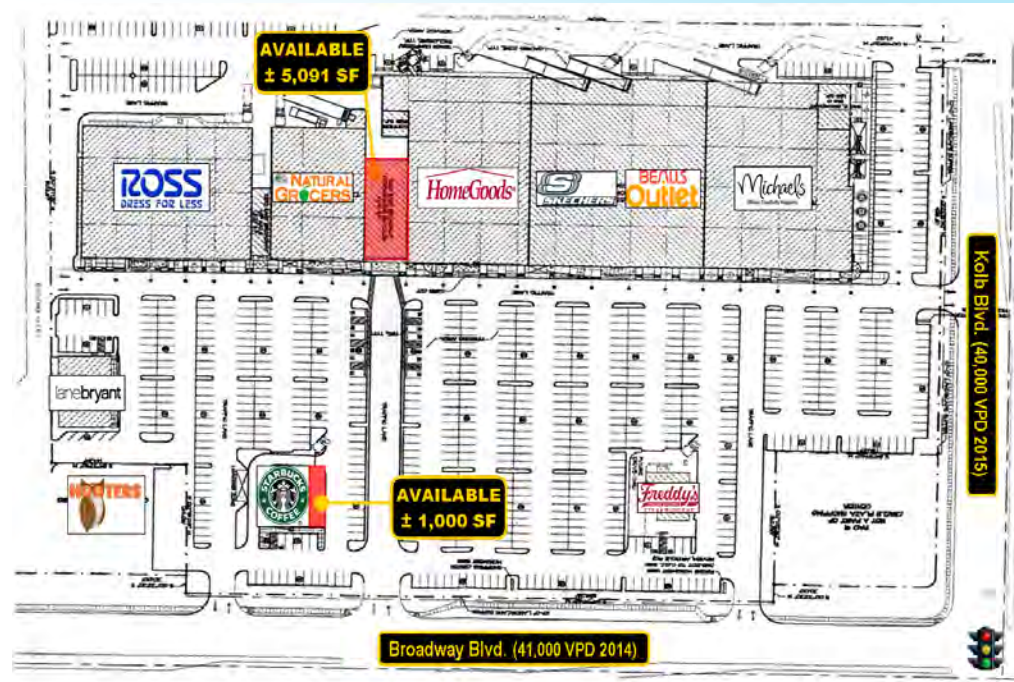
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	12,548	128,739	239,143
Average Household Income	\$58,748	\$59,890	\$66,592
Employees	8,651	54,312	89,095
Retail Expenditures	\$405 Million	\$2.4 Billion	\$4.1 Billion

**TRAFFIC COUNTS:** 82,000 Vehicles per day (2015)  
 Broadway Blvd: 41,000 VPD & Kolb Rd: 40,000 VPD

# Location Map



# Site Map





# Circle Plaza Shopping Center and PAD

SEC of Broadway Blvd. & Kolb Rd.

Tucson, Arizona

Aerial Map



**AVAILABLE**  
± 5,091 SF

**ROSS**  
DRESS FOR LESS

**NATURAL**  
GROCCERS

**HomeGoods**

**SKECHERS**

**BEALLS**  
Outlet

**Michaels**  
Where Creativity Happens

lanebryant

**HOOTERS**

**STARBUCKS**  
COFFEE

**AVAILABLE**  
± 1,000 SF

**Freddy's**  
FROZEN CUSTARD  
STRAWBERRIES

**Broadway Blvd. (41,000 VPD 2014)**

**Kolb Blvd. (40,000 VPD 2015)**

NOT TO SCALE  
SUBJECT TO CHANGE

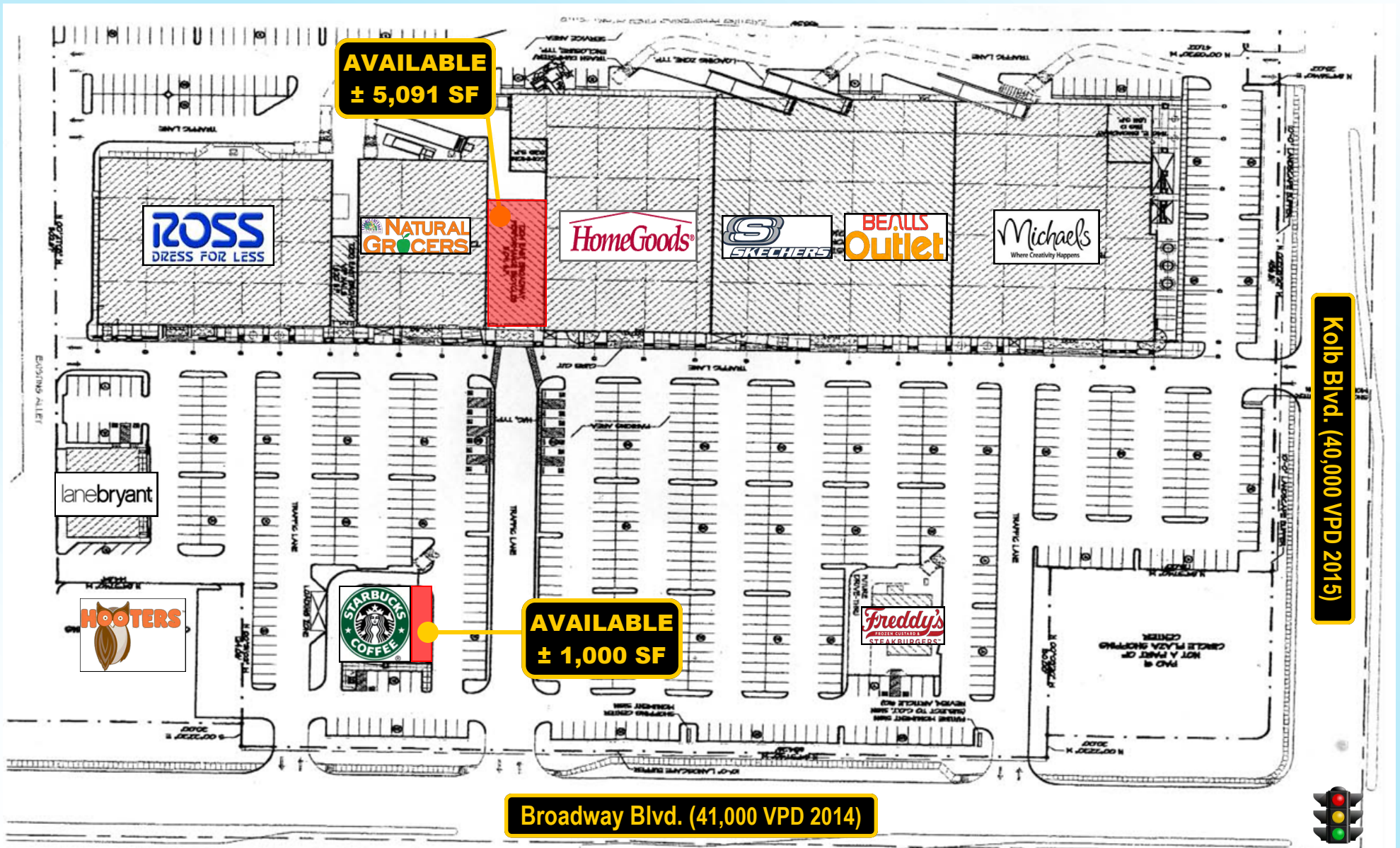


# Circle Plaza Shopping Center and PAD

SEC of Broadway Blvd. & Kolb Rd.

Tucson, Arizona

Site Plan



Kolb Blvd. (40,000 VPD 2015)

AVAILABLE  
± 1,000 SF

AVAILABLE  
± 5,091 SF

Broadway Blvd. (41,000 VPD 2014)



NOT TO SCALE  
SUBJECT TO CHANGE

# Circle Plaza Shopping Center and PAD

SEC of Broadway Blvd. & Kolb Rd.

Tucson, Arizona

Current Tenant List

<b>Tenant</b>	<b>Suite #</b>	<b>Sq. Ft.</b>	<b>Tenant</b>	<b>Suite #</b>	<b>Sq. Ft.</b>
Freddy's Steakburgers	7120	±3,309	VIP Nails	7230	±1,620
Big D Flooring	7140	±1,811	Ross Dress for Less	7250	±27,750
Michaels	7150	±31,416	Lane Bryant	7250	±4,724
Bealls Outlet	7160	±21,580	Starbucks	7200 #150	±1,549
Sketchers	7170	±17,929	Liberty Tax	7200 #130	±1,000
Home Goods	7170	±29,000	<b>AVAILABLE (Former Hair Salon)</b>	<b>7200 #100</b>	<b>±1,000</b>
<b>AVAILABLE</b>	<b>7204</b>	<b>±5,091</b>	Hooters	PAD	±5,200
Natural Grocer	7220	±15,655			

## EMPLOYMENT



White Collar

70%



Blue Collar

13%

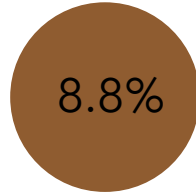


Services

17%

## Circle Plaza

7191 E Broadway Blvd, Tucson,  
Arizona, 85710  
Ring of 1 mile



Unemployment  
Rate

## BUSINESS



617

Total Businesses



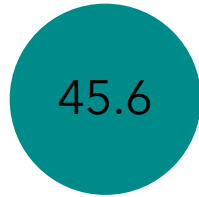
8,651

Total Employees

## KEY FACTS

12,548

Population



Median Age



2.1

Average  
Household  
Size

\$43,764

Median  
Household  
Income

## EDUCATION



No High School  
Diploma



26%  
High School  
Graduate



35%  
Some College



31%  
Bachelor's/Grad/Prof  
Degree

## POPULATION DETAIL



2,950

2018 Millennial Population  
(Born 1981 to 1998) (Esri)



2,080

2018 Generation X  
Population (Born 1965 to  
1980) (Esri)



2,883

2018 Baby Boomer  
Population (Born 1946 to  
1964) (Esri)

## EMPLOYMENT



White Collar

65%



Blue Collar

15%

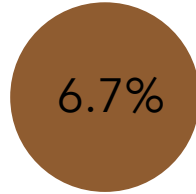


Services

21%

## Circle Plaza

7191 E Broadway Blvd, Tucson,  
Arizona, 85710  
Ring of 3 miles



Unemployment  
Rate

## BUSINESS



4,783

Total Businesses



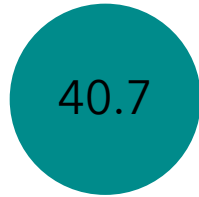
54,312

Total Employees

## KEY FACTS

128,739

Population



Median Age



2.2

Average  
Household  
Size

\$45,273

Median  
Household  
Income

## EDUCATION



No High School  
Diploma



24%  
High School  
Graduate



38%  
Some College



30%  
Bachelor's/Grad/Prof  
Degree

## POPULATION DETAIL



33,148

2018 Millennial Population  
(Born 1981 to 1998) (Esri)



22,636

2018 Generation X  
Population (Born 1965 to  
1980) (Esri)



29,813

2018 Baby Boomer  
Population (Born 1946 to  
1964) (Esri)

## EMPLOYMENT



White Collar

66%



Blue Collar

14%

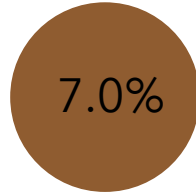


Services

19%

## Circle Plaza

7191 E Broadway Blvd, Tucson,  
Arizona, 85710  
Ring of 5 miles



Unemployment  
Rate

## BUSINESS



8,204

Total Businesses



89,095

Total Employees

## KEY FACTS

239,143

Population



Median Age



2.2

Average  
Household  
Size

\$48,642

Median  
Household  
Income

## EDUCATION



No High School  
Diploma



22%  
High School  
Graduate



37%  
Some College



33%  
Bachelor's/Grad/Prof  
Degree

## POPULATION DETAIL



59,349

2018 Millennial Population  
(Born 1981 to 1998) (Esri)



43,282

2018 Generation X  
Population (Born 1965 to  
1980) (Esri)



57,646

2018 Baby Boomer  
Population (Born 1946 to  
1964) (Esri)