

**FOR LEASE, GROUND LEASE OR BTS**

# RARE RESTAURANT/PAD OPPORTUNITY ON BROADWAY BLVD

6105 E. BROADWAY BLVD., TUCSON, AZ 85711

**RETAIL**

**NOW AVAILABLE**



## PROPERTY INFO

Located on Broadway Blvd across the Park Place Mall, this RARE drive-thru pad opportunity only comes once in a lifetime!

- + Available for lease, ground lease or build-to-suit (not for sale).
- + Located in a dynamic regional hub with Total Wine, Panera, Nordstrom Rack, Dick's Sporting Goods, TJ Maxx, Old Navy, BJ's Brewhouse, Hobby Lobby, hotels, corporate offices and much more!
- + Proximity to residential and commercial density promotes customer walkability seven days a week.



## Specifics

<b>Building Size</b>	±4,995 SF
<b>Parcel Size</b>	±49,935 SF
<b>Price</b>	<b>CALL AGENT!</b>
<b>Zoning</b>	C-1
<b>Tax Parcel</b>	127-09-011Q
<b>Available Date</b>	11/7/2019



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## Demographics

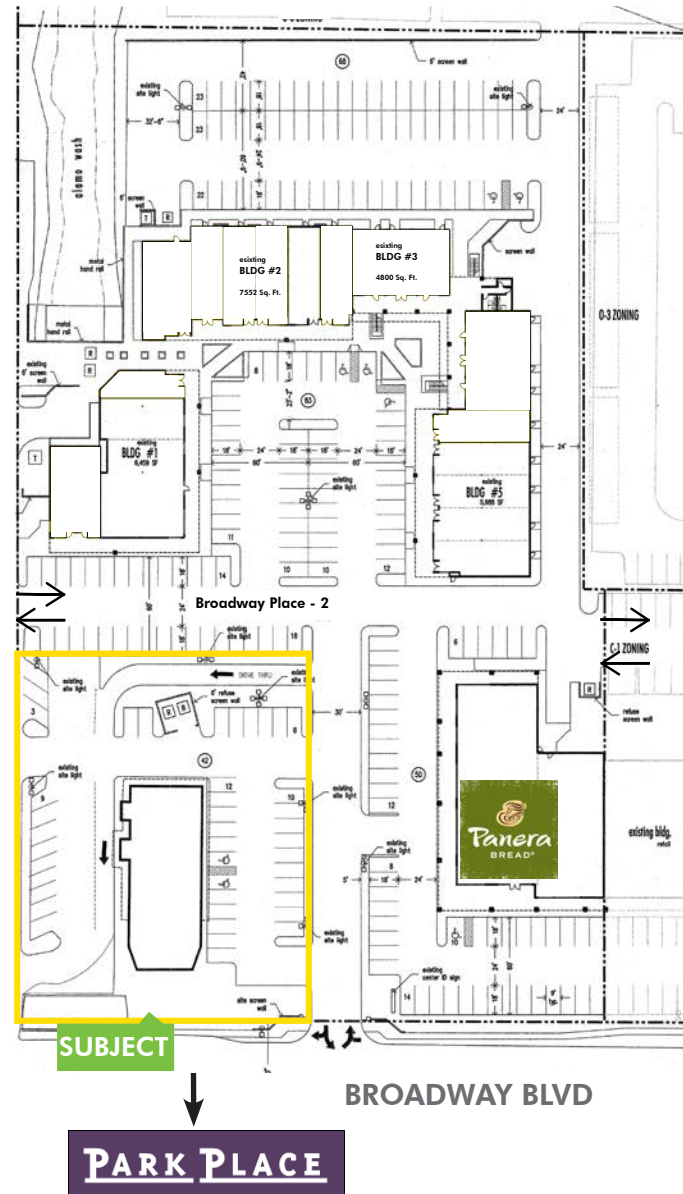
	1 Mile	3 Mile	5 Mile
Population	11,341	123,903	257,522
Average HH Income	\$56,168	\$51,980	\$58,837
Daytime Employment	13,264	72,118	125,647

Source: Esri 2018

## Traffic Counts

<b>Broadway Blvd.</b>	46,932 (2014)
<b>Wilmot Rd.</b>	33,370 (2013)
<b>Total:</b>	80,302

Source: PAG, 2018



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## CONTACT US

**Nancy McClure**

First Vice President  
+1 520 323 5117  
nancy.mcclure@cbre.com

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