



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 East of 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:

± 5,091 SF Office/Retail  
From \$22.00 + NNN\*

\*NNN estimated at \$3.76

Available  
Properties:



For More Information Contact:

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# Aerial Map

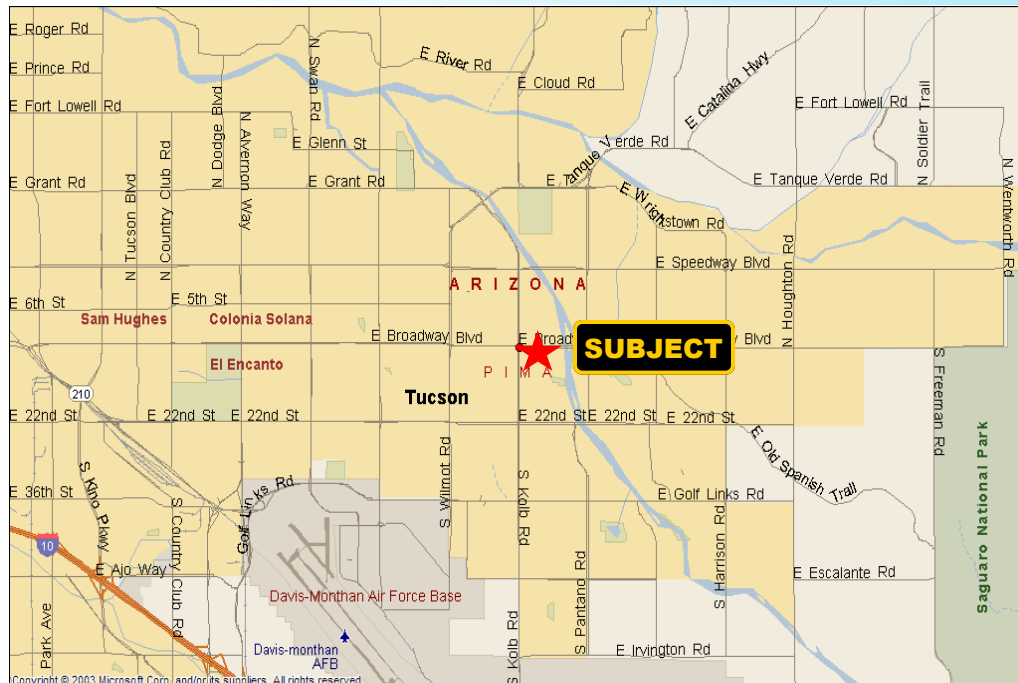


# Demographics 2017

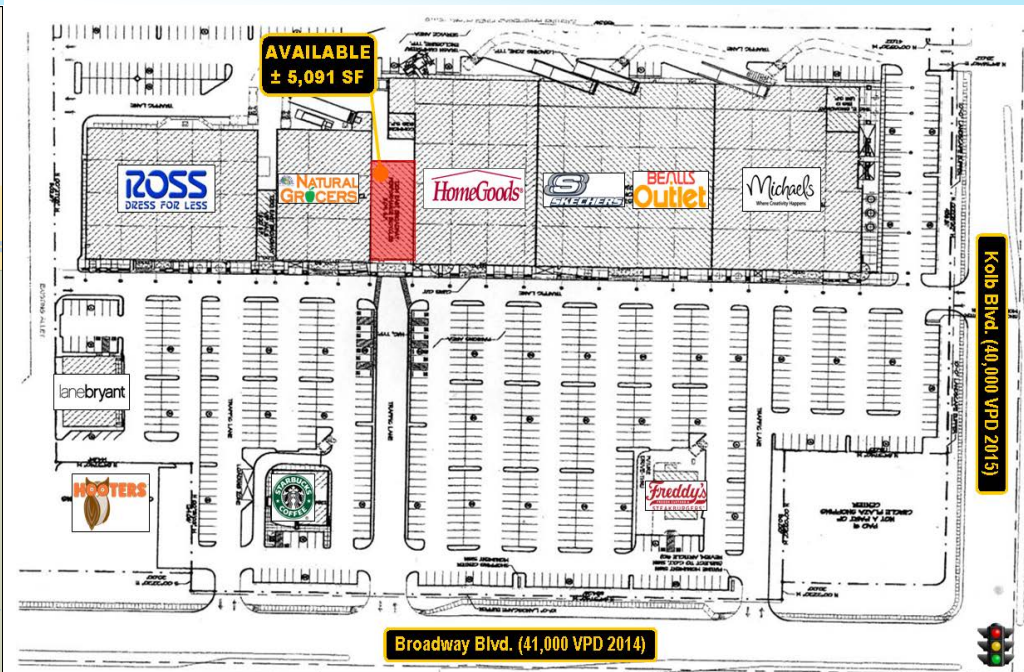
Drive Time	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	12,940	127,723	235,512
Average Household Income	\$52,662	\$54,139	\$60,824
Employees	15,699	21,453	24,419
Retail Expenditures	\$418 Million	\$2.46 Billion	\$4.1 Billion

**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



NOT TO SCALE  
SUBJECT TO CHANGE

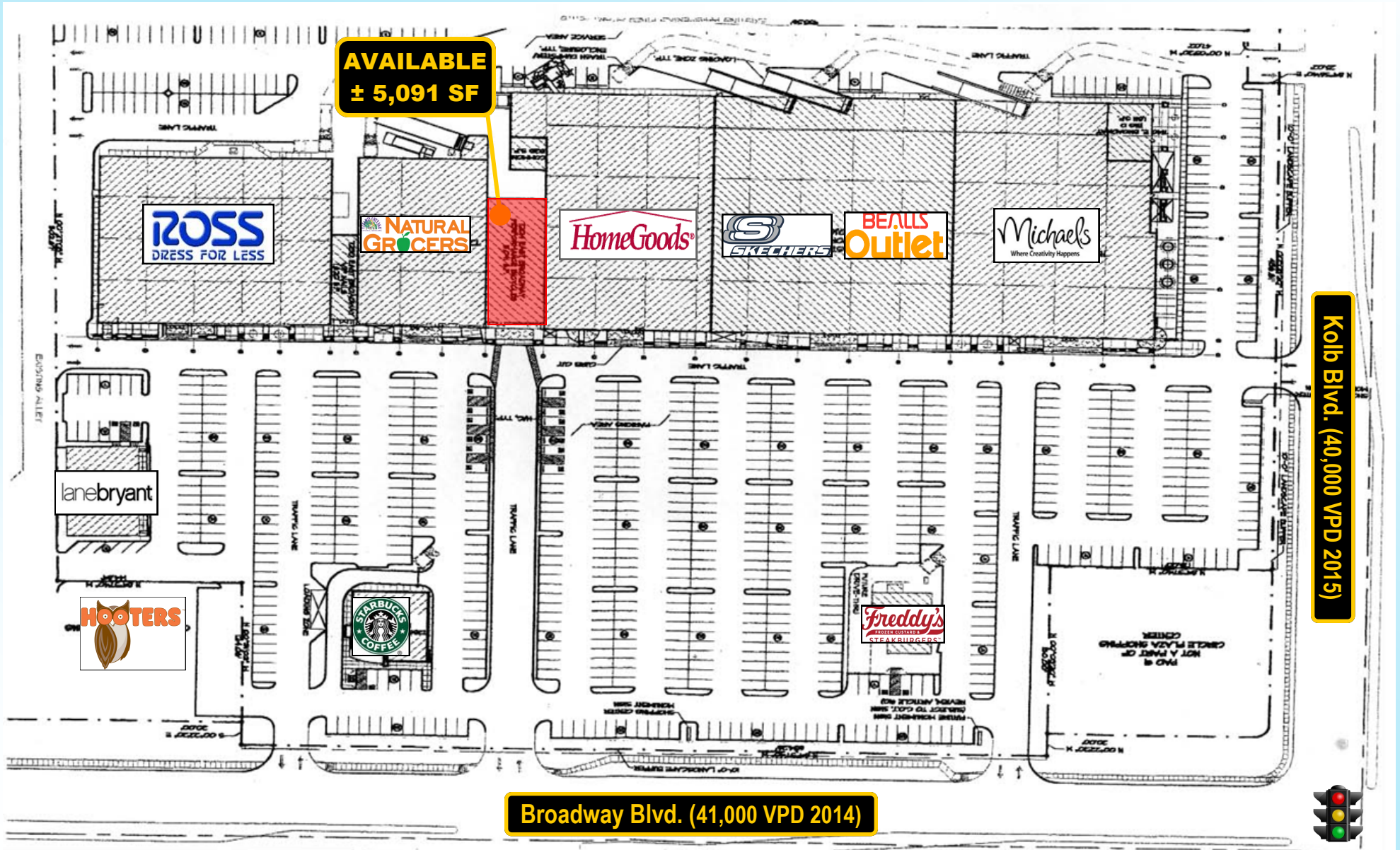


# Circle Plaza Shopping Center and PAD

SEC of Broadway Blvd. & Kolb Rd.

Tucson, Arizona

Site Plan



**AVAILABLE  
± 5,091 SF**

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

**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	2,696	VIP Nails	7230	1,620
Big D Flooring	7140	1,811	Ross Dress for Less	7250	27,750
Michaels	7150	31,416	Lane Bryant	7260	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	Style America	7200 #100	1,000
<b>AVAILABLE</b>	<b>7204</b>	<b>5,091</b>	Hooters	PAD	4,700
Natural Grocer	7220	15,655			



# Executive Summary

Circle Plaza  
 7204 E Broadway Blvd, Tucson, Arizona, 85710  
 Rings: 1, 3, 5 mile radii

Andy Seleznov, CCIM  
 Latitude: 32.22009  
 Longitude: -110.83929

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	12,927	124,275	228,821
2010 Population	12,829	123,491	229,733
2017 Population	12,940	127,723	235,512
2022 Population	13,144	130,907	240,322
2000-2010 Annual Rate	-0.08%	-0.06%	0.04%
2010-2017 Annual Rate	0.12%	0.47%	0.34%
2017-2022 Annual Rate	0.31%	0.49%	0.41%
2017 Male Population	47.3%	48.0%	48.4%
2017 Female Population	52.7%	52.0%	51.6%
2017 Median Age	45.8	40.4	41.0

In the identified area, the current year population is 235,512. In 2010, the Census count in the area was 229,733. The rate of change since 2010 was 0.34% annually. The five-year projection for the population in the area is 240,322 representing a change of 0.41% annually from 2017 to 2022. Currently, the population is 48.4% male and 51.6% female.

### Median Age

The median age in this area is 45.8, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	76.3%	74.1%	75.0%
2017 Black Alone	5.8%	6.4%	5.9%
2017 American Indian/Alaska Native Alone	1.7%	1.5%	1.6%
2017 Asian Alone	3.0%	3.4%	3.6%
2017 Pacific Islander Alone	0.4%	0.3%	0.3%
2017 Other Race	8.1%	9.3%	8.9%
2017 Two or More Races	4.6%	5.0%	4.7%
2017 Hispanic Origin (Any Race)	24.6%	27.7%	27.3%

Persons of Hispanic origin represent 27.3% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 65.8 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	6,267	54,830	98,547
2010 Households	6,098	55,144	100,776
2017 Total Households	6,109	56,728	102,744
2022 Total Households	6,202	58,036	104,657
2000-2010 Annual Rate	-0.27%	0.06%	0.22%
2010-2017 Annual Rate	0.02%	0.39%	0.27%
2017-2022 Annual Rate	0.30%	0.46%	0.37%
2017 Average Household Size	2.09	2.22	2.26

The household count in this area has changed from 100,776 in 2010 to 102,744 in the current year, a change of 0.27% annually. The five-year projection of households is 104,657, a change of 0.37% annually from the current year total. Average household size is currently 2.26, compared to 2.24 in the year 2010. The number of families in the current year is 56,933 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



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<b>Median Household Income</b>			
2017 Median Household Income	\$39,589	\$41,129	\$44,099
2022 Median Household Income	\$42,622	\$44,716	\$48,615
2017-2022 Annual Rate	1.49%	1.69%	1.97%
<b>Average Household Income</b>			
2017 Average Household Income	\$52,662	\$54,139	\$60,824
2022 Average Household Income	\$59,625	\$61,078	\$68,155
2017-2022 Annual Rate	2.51%	2.44%	2.30%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$25,485	\$24,488	\$27,061
2022 Per Capita Income	\$28,777	\$27,515	\$30,200
2017-2022 Annual Rate	2.46%	2.36%	2.22%

Current median household income is \$44,099 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$48,615 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$60,824 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$68,155 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$27,061 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$30,200 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	6,912	59,356	106,290
2000 Owner Occupied Housing Units	3,183	30,594	57,638
2000 Renter Occupied Housing Units	3,084	24,236	40,909
2000 Vacant Housing Units	645	4,526	7,743
2010 Total Housing Units	6,998	61,656	112,335
2010 Owner Occupied Housing Units	3,260	29,807	56,907
2010 Renter Occupied Housing Units	2,838	25,337	43,869
2010 Vacant Housing Units	900	6,512	11,559
2017 Total Housing Units	7,272	64,030	115,998
2017 Owner Occupied Housing Units	2,961	28,129	53,586
2017 Renter Occupied Housing Units	3,149	28,599	49,158
2017 Vacant Housing Units	1,163	7,302	13,254
2022 Total Housing Units	7,442	65,764	118,752
2022 Owner Occupied Housing Units	2,979	28,653	54,283
2022 Renter Occupied Housing Units	3,223	29,383	50,374
2022 Vacant Housing Units	1,240	7,728	14,095

Currently, 46.2% of the 115,998 housing units in the area are owner occupied; 42.4%, renter occupied; and 11.4% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 112,335 housing units in the area - 50.7% owner occupied, 39.1% renter occupied, and 10.3% vacant. The annual rate of change in housing units since 2010 is 1.44%. Median home value in the area is \$188,683, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.93% annually to \$218,032.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.