

FOR LEASE: ±1,396 – ±1,952 SF

Toys “R” Us/Petco Center

NWC BROADWAY BLVD AND CRAYCROFT RD, TUCSON, ARIZONA 85711

RETAIL



PROPERTY INFO

- + Two retail shop spaces available in this dynamic center which includes Toys “R” Us, Babies “R” Us, Petco, Mattress Firm, Dollar Tree, Jimmy John’s, Cox Communications and Cricket.
- + Opposite corner from two recently redeveloped centers including: Target, Stein Mart, Hobby Lobby, Potbelly, Conn’s, BJ’s, Party City, etc.
- + Located along Tucson’s #1 east-west corridor, Broadway Boulevard, within the Park Place Regional Mall Hub and across the street from the Williams Centre employment hub.
- + Close to the Davis-Monthan Air Force Base main entry.



CONTACT US

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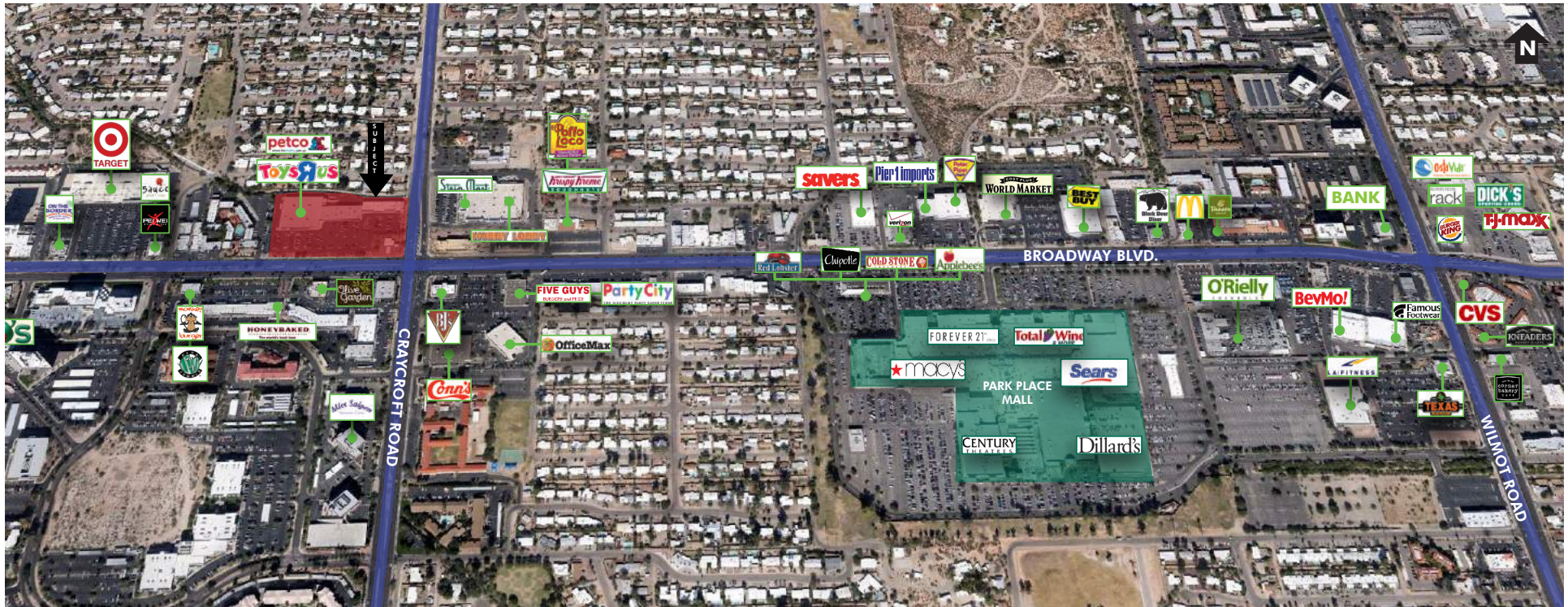
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Available Space

| Suite | Size | Lease Rate |
|--|-----------|------------|
| 5415 E. Broadway Blvd. (former hair salon) | ±1,396 SF | Call! |
| 5451 E. Broadway Blvd. | ±1,952 SF | Call! |
| Estimated NNN Charges: \$4.52 | | |

Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------|----------|----------|----------|
| Population | 12,108 | 113,565 | 255,976 |
| Avg. Household Income | \$49,404 | \$47,313 | \$52,197 |

Source: Claritas, 2016 Estimates

Traffic Counts

| | |
|--------------------|---------------|
| Broadway Boulevard | 51,000 (2011) |
| Craycroft Road | 37,000 (2012) |

Source: PAG



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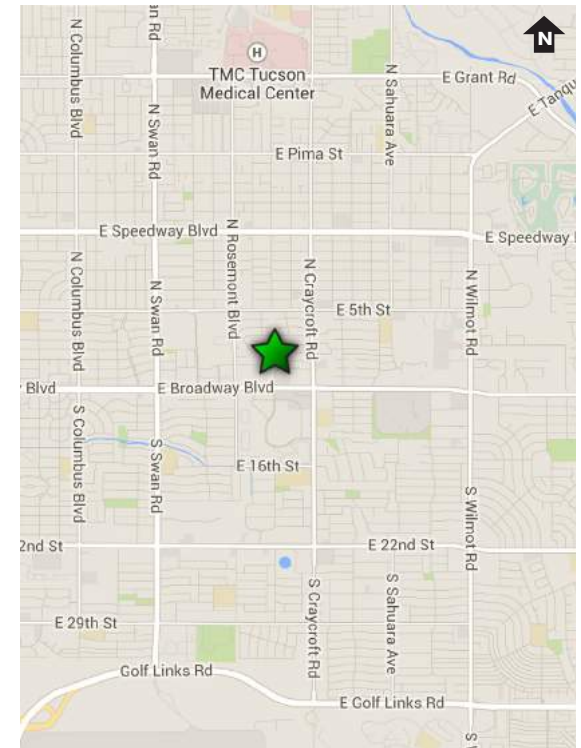
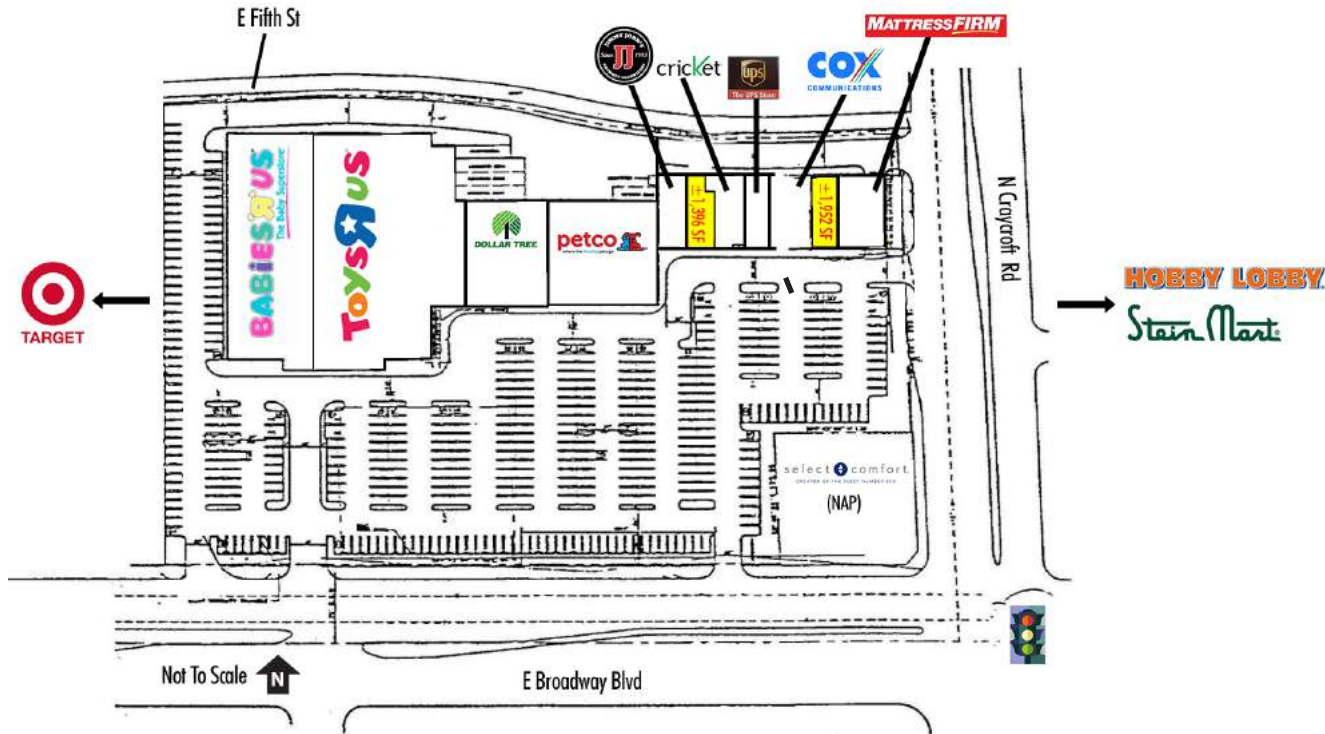
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