

NOW AVAILABLE

# Broadway Star

7507-7575 E. BROADWAY BLVD.  
NEC BROADWAY BLVD. & PRUDENCE, TUCSON, AZ

RETAIL



## PROPERTY INFO

### PADS FOR SALE OR GROUND LEASE | SHOP SPACE FOR LEASE

- + Rare opportunity to own a high-profile pad along Broadway.
- + Located at a signalized intersection.
- + Ideally positioned on heavily-traveled Broadway Boulevard. Surrounded by national and regional retailers, hotels, medical and corporate office.



## CONTACT US

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**CBRE**

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## 2 PADS\* FOR SALE OR GROUND LEASE

Pad 1 West **Price Reduced!**  
**\$750,000**

Pad 2 East **Price Reduced!**  
**\$550,000**

\* Pad sizes to accommodate fast food on up to larger-format restaurants or retail.

## SHOP SPACE

±2,310 SF

Lease: \$14/SF/NNN

NNN Charges: \$4.64/SF

## JOIN

Dunn-Edwards Paint, Entenmann's Oroweat Bakery Outlet, Boxing, Inc. and Absolute Attitude Salon.

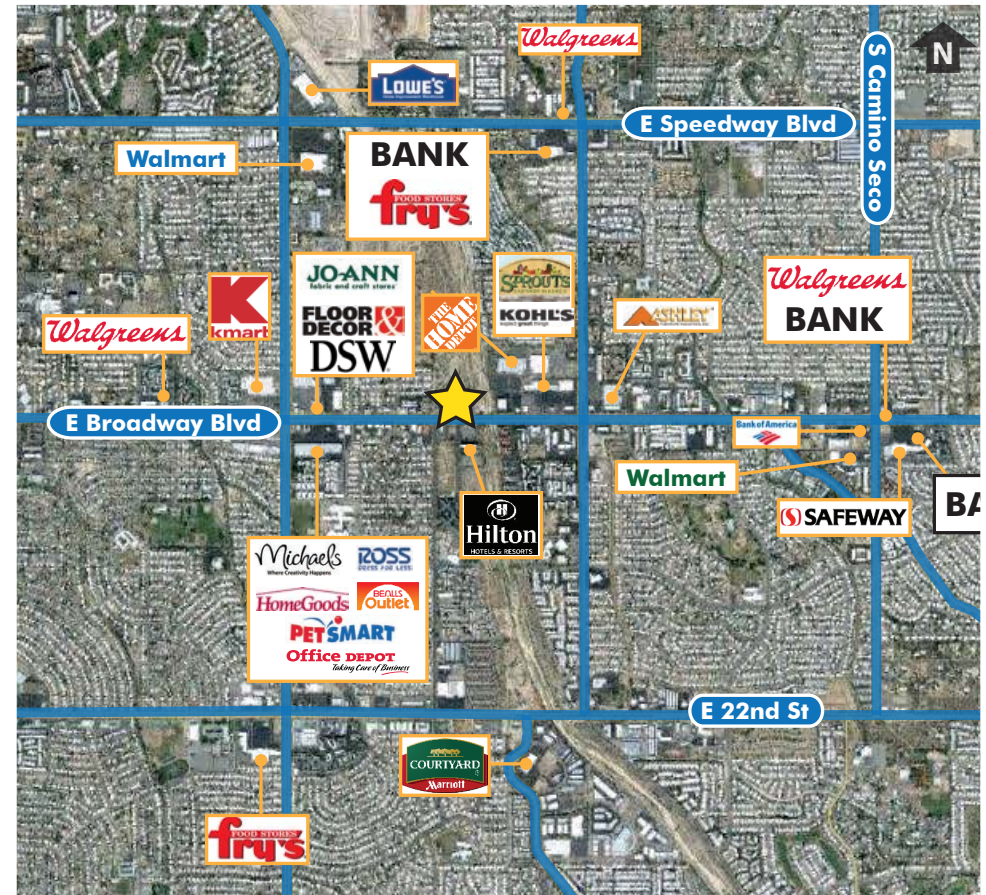
## NEARBY TENANTS WITHIN ONE MILE INCLUDE

Home Depot, Kohl's, Sprouts, Kmart, Michael's, Office Depot, HomeGoods, Ross Dress For Less, DSW, JoAnn, PetSmart, Floor & Decor, Thomasville, Beall's and Ashley Furniture, to name a few.

## 2016 ESTIMATED DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	15,358	125,425	225,413
Avg. Household Income	\$43,869	\$54,856	\$59,441
Daytime Population	18,477	132,479	227,449

Source: Claritas



## ZONING

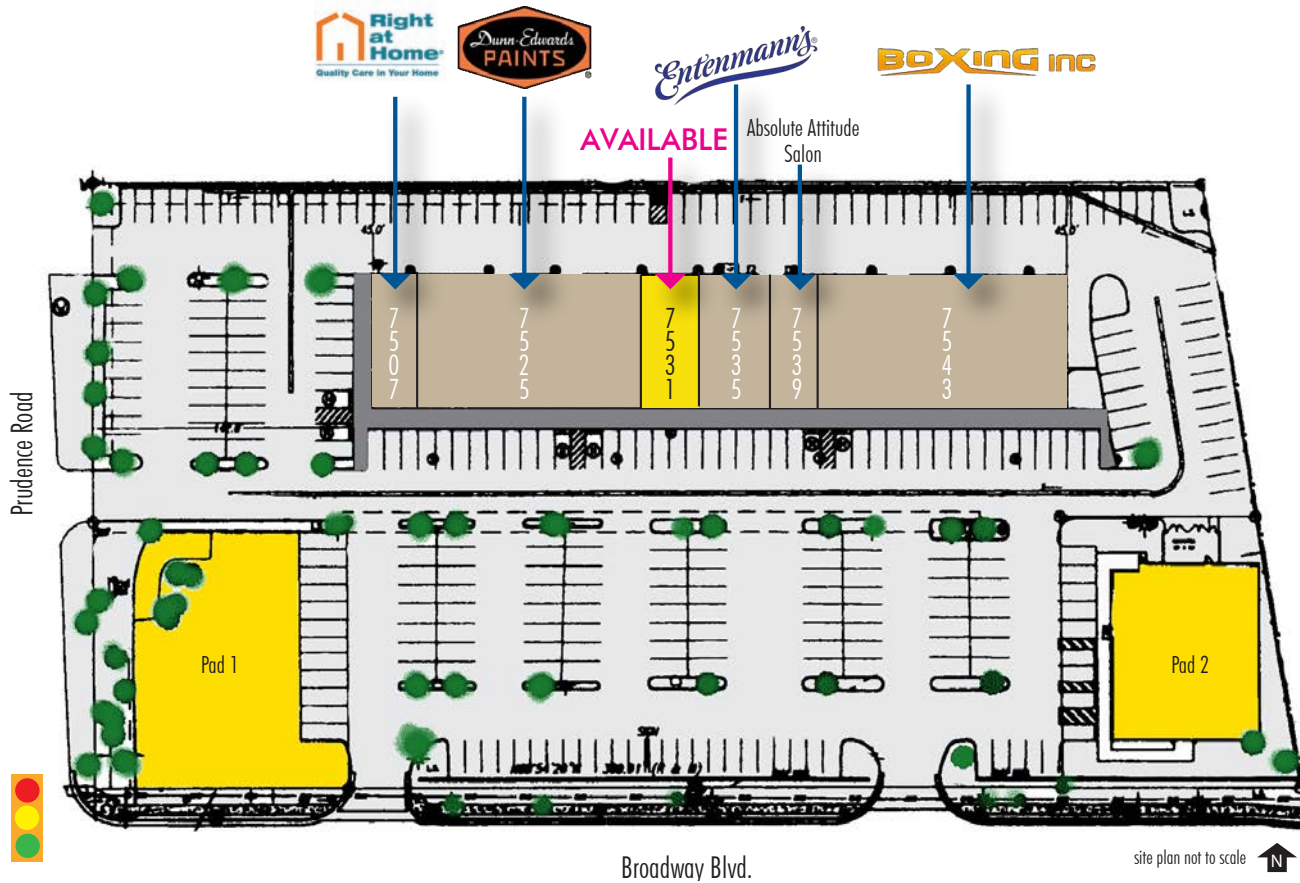
C-1, City of Tucson

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SUITE	TENANT	SF (±)
7507	Right At Home	1,320
7525	Dunn Edwards Paint	7,600
7531	Available \$14/SF/NNN	2,310
7535	Entenmann's Oroweat Bakery Outlet	3,530
7539	Absolute Attitude Salon	1,386
7543	Boxing, Inc.	7,512
Pad 1	AVAILABLE Sale or ground lease	*
Pad 2	AVAILABLE Sale or ground lease	*

\* Size can accommodate from ±3,000 SF on up to a larger-format building.

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