

# BROADWAY PLAZA

TUCSON, AZ



## SIZE

84,298 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
16,739	121,647	222,302
<b>Households</b>		
8,862	53,390	99,313
<b>Median HH Income (\$)</b>		
47,132	59,039	60,447

## MAJOR TENANT(S)

Sprouts Farmers Market  
Athletico Physical Therapy  
UrgentVet  
Home Depot  
PetSmart

## LEASING CONTACT

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## MORE INFO

www.phillipsedison.com



## LOCATION

7787 East Broadway Boulevard | Tucson, AZ 85710

## PROPERTY HIGHLIGHTS

- Anchored by Sprouts Farmers Market and PetSmart. Shadow-anchored by Home Depot
- Additional national tenants include: Subway, Cosmo Proff, Western Dental, Urgent Vet and Athletico Physical Therapy.
- Located at the high-traffic intersection of Broadway Boulevard (45,200 VPD) and Pantano Road (31,000 VPD)
- Population exceeds 121,600 within a three-mile radius, with an average household income over \$78,600



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SPACE	TENANT	SQ. FT.		
SHDW1	PetSmart		7735 Jackson Hewitt	1,283 SF
SHDW2	Home Depot		7739 The UPS Store	1,025 SF
SHDW3	Carl's Jr.		7743 Dogs and Donuts	1,025 SF
101N	Southwest Smokeless	758 SF	7747 CosmoProf	2,704 SF
103N	Alpine Boot and Shoe Repair	758 SF	7801 Tups Sups	950 SF
0105	Subway	1,275 SF	7809 Tae's Tailoring and Alterations	950 SF
105N	Beijing Massage	1,010 SF	7815 Sticks 'n Strings Music	1,900 SF
107N	UrgentVet	2,314 SF	7823 COMING AVAILABLE	950 SF
0115	Topline Nails	1,252 SF	7827 Li Long Foot Massage	950 SF
0125	COMING AVAILABLE	1,231 SF	7831 COMING AVAILABLE	1,650 SF
0135	Allied Cash Advance	1,231 SF	7835 Isle of Games	3,435 SF
0155	Athletico Physical Therapy	2,517 SF	7847 La Baguette Parisienne	2,750 SF
0175	Brooklyn Bedding	2,568 SF	7877 Sprouts Farmers Market	28,217 SF
7701	Western Dental	6,200 SF	7895 Northwest Allied Physicians	3,484 SF
7707	GB Studio	4,000 SF	<b>TOTAL SQ. FT.</b>	<b>84,298</b>
7713	Horseshoe Grill	4,100 SF		
7725	AVAILABLE	2,290 SF		
7731	COMING AVAILABLE	1,521 SF		

## SITE LEGEND

<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available	<span style="background-color: lightgray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied)	<span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others
<span style="border: 2px dashed blue; display: inline-block; width: 15px; height: 10px;"></span> Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 32.222502

Longitude: -110.825573

Broadway Plaza Tucson, AZ		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	16,739	121,647	222,302
	2028 Projected Population	16,651	121,149	221,889
	2010 Census Population	15,277	116,259	214,886
	2000 Census Population	15,263	115,151	215,658
	1990 Census Population	14,849	106,507	194,960
	Historical Annual Growth 1990 to 2000	0.28%	0.78%	1.01%
	Historical Annual Growth 2000 to 2010	0.01%	0.10%	-0.04%
	Estimated Annual Growth 2010 to 2023	0.67%	0.33%	0.25%
	Projected Annual Growth 2023 to 2028	-0.11%	-0.08%	-0.04%
	Median Age	44.0	44.2	43.8
Households	Q4 2023 Estimated Households	8,862	55,681	99,313
	2028 Projected Households	8,820	55,437	99,100
	2010 Census Households	8,057	52,024	93,536
	2000 Census Households	8,039	50,734	91,367
	1990 Census Households	7,620	45,384	79,885
	Historical Annual Growth 1990 to 2000	0.54%	1.12%	1.35%
	Historical Annual Growth 2000 to 2010	0.02%	0.25%	0.23%
	Estimated Annual Growth 2010 to 2023	0.70%	0.50%	0.44%
	Projected Annual Growth 2023 to 2028	-0.10%	-0.09%	-0.04%
	Population per Household	1.86	2.16	2.20
Population by Race	White	60.3%	59.6%	58.7%
	Black or African American	5.4%	4.9%	5.1%
	Asian & Pacific Islander	2.7%	2.9%	2.9%
	Other Races	6.3%	6.1%	6.2%
	Hispanic Population	25.3%	26.5%	27.0%
Income	Average Household Income	\$62,078	\$78,618	\$82,401
	Median Household Income	\$47,132	\$59,039	\$60,447
	Per Capita Income	\$33,285	\$36,396	\$37,375
Education (Age 25+)	Elementary	2.1%	2.5%	2.8%
	Some High School	4.1%	4.3%	4.8%
	High School Graduate	24.2%	22.2%	21.6%
	Some College	29.9%	27.8%	26.3%
	Associates Degree Only	11.3%	10.9%	10.3%
	Bachelors Degree Only	18.0%	19.6%	19.8%
	Graduate Degree	10.5%	12.6%	14.2%
Business	Number of Businesses	287	2,798	5,260
	Total Number of Employees	4,128	35,612	73,382
	Employees per Business	14.40	12.73	13.95
	Residential Population per Business	58.39	43.47	42.26

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.