

# BROADWAY PLAZA

7787 East Broadway Boulevard  
Tucson, Arizona 85710



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FOR LEASE

758 - 3,815 SF AVAILABLE



## PROPERTY HIGHLIGHTS

- 758-3,815 SF
- In-line, endcap and outparcel spaces available
- Anchored by Sprouts Farmers Market
- Additional national tenants include Subway, The UPS Store, Farmers Insurance, Jackson Hewitt and Play It Again Sports
- The center is located at the intersection of Artillery Road and Wade Hampton Boulevard with over 29,900 vehicles per day

## MARKET HIGHLIGHTS

- The center is located in a growing population of more than 118,500 residents within a three-mile radius with an average household income over \$55,700
- Only 30 minutes away from the Tucson International Airport

FOR MORE INFORMATION:

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AERIAL  
PERSPECTIVE



## DEMOGRAPHICS

DISTANCE	1 Mile	3 Miles	5 Miles
POPULATION	16,100	118,547	219,935
AVERAGE HH INCOME (\$)	42,724	55,772	59,137
TOTAL EMPLOYEES	7,086	50,265	97,662

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## SITE PERSPECTIVE

### MARKET HIGHLIGHTS

- The center is located in a growing population of more than 118,500 residents within a three-mile radius with an average household income over \$55,700
- The center is located at the high-traffic intersection of Broadway Boulevard (42,285 VPD) and Pantano Road (37,302 VPD)
- Convenient access from a popular intersection in the southeast quadrant of Tucson
- The top colleges in Tucson include The University of Arizona with 44,831 students and Southwest University of Visual Arts
- The main industries in Tucson include Health Care & Social Assistance, Educational Services and Retail Trade



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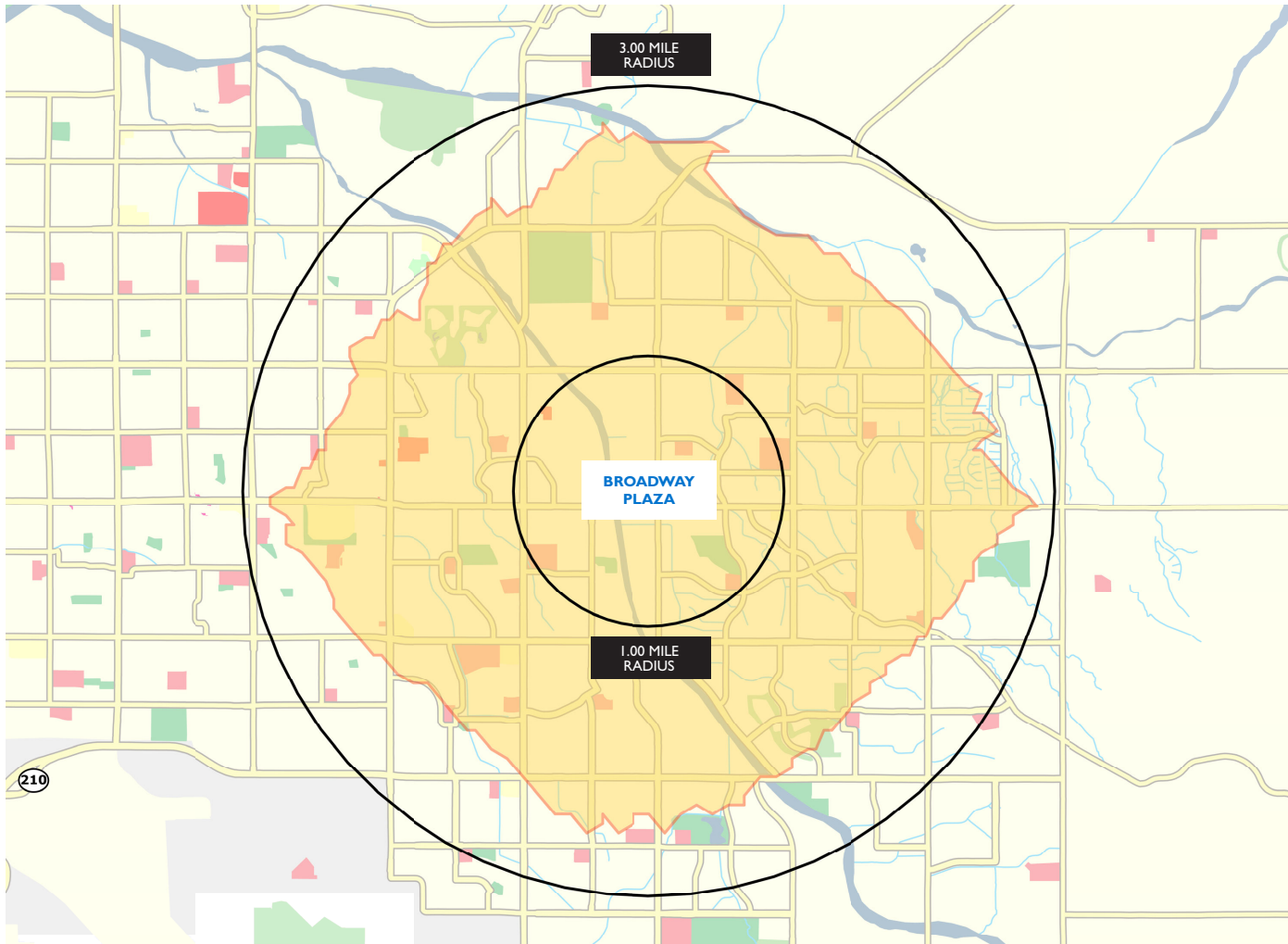
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## TRADE AREA



### POPULATION GROWTH RATE

TUCSON	UNITED STATES
0.65%	0.7%

### MEDIAN AGE

TUCSON	UNITED STATES
38.5	37.8

### INCOME (MEDIAN)

TAYLORS	UNITED STATES
\$51,425	\$53,889

### NUMBER OF BUSINESSES

1 MI	3 MI	5 MI	10 MI
386	3,234	5,891	14,455

### NUMBER OF EMPLOYEES

1 MI	3 MI	5 MI	10 MI
7,086	50,285	97,662	290,290

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RETAIL DRIVEN



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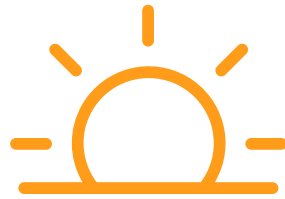
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TUCSON:  
THE MORE  
YOU KNOW



## NO. 2

MOST VISITED NATIONAL PARK IN THE U.S., SAGUARO NATIONAL PARK



## 350

DAYS OF SUN PER YEAR



## #9 BEST

BANG-FOR-THE-BUCK VACATION DESTINATION AROUND THE WORLD BY FODOR'S TRAVEL GUIDEBOOK



## #7

"RISING CITIES THAT SHOULD BE ON YOUR 2019 TRAVEL BUCKET LIST" BY TRIPADVISOR

## 60 MILES



OF THE ROUND-TRIP MOUNT LEMMON SCENIC BYWAY



## 600

MILES OF STRIPED BIKE PATHS

## #2



LARGEST CITY IN ARIZONA

THE FOUR-MILE SUN LINK TUCSON STREETCAR CONNECTS ALL SIX DOWNTOWN DISTRICTS: MAIN GATE, FOURTH AVENUE, CONGRESS STREET, PRESIDIO, CONVENTION, AND SENTINEL

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AVAILABLE SPACE

SPACE	TENANT	SQ. FT.	7725 AVAILABLE	2,290 SF
SHDW1	PetSmart		7731 Tucson Hair Co.	1,521 SF
SHDW2	The Home Depot		7735 Jackson Hewitt	1,283 SF
SHDW3	Carl's Jr		7739 The UPS Store	1,025 SF
101N	Southwest Smokeless	758 SF	7743 Dogs and Donuts	1,025 SF
103N	AVAILABLE	758 SF	7747 Isle of Games	2,704 SF
0105	Subway	1,275 SF	7801 Vac 'N Sew	950 SF
105N	Farmers Insurance	1,010 SF	7809 Tae's Tailoring and Alterations	950 SF
107N	AVAILABLE	2,314 SF	7815 AVAILABLE	1,900 SF
0115	Topline Nails	1,252 SF	7823 La Mesa Tortillas	950 SF
0125	Goldberg & Osborne	1,231 SF	7827 Li Long Foot Massage	950 SF
0135	Allied Cash Advance	1,231 SF	7831 Mako Brazilian Jiu Jitsu	1,650 SF
0145	AVAILABLE	1,259 SF	7835 AVAILABLE	3,435 SF
0175	AVAILABLE	3,815 SF	7847 La Baguette Parisienne	2,750 SF
7701	Western Dental	6,200 SF	7877 Sprouts Farmers Market	28,217 SF
7707	Play It Again Sports	4,000 SF	7895 AVAILABLE	3,484 SF
7713	Horseshoe Grill	4,100 SF	TOTAL SQ. FT.	84,287

SITE LEGEND	
<span style="background-color: #f4a460; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available	<span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied
<span style="background-color: #c0c0c0; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied)	<span style="background-color: #808080; 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	



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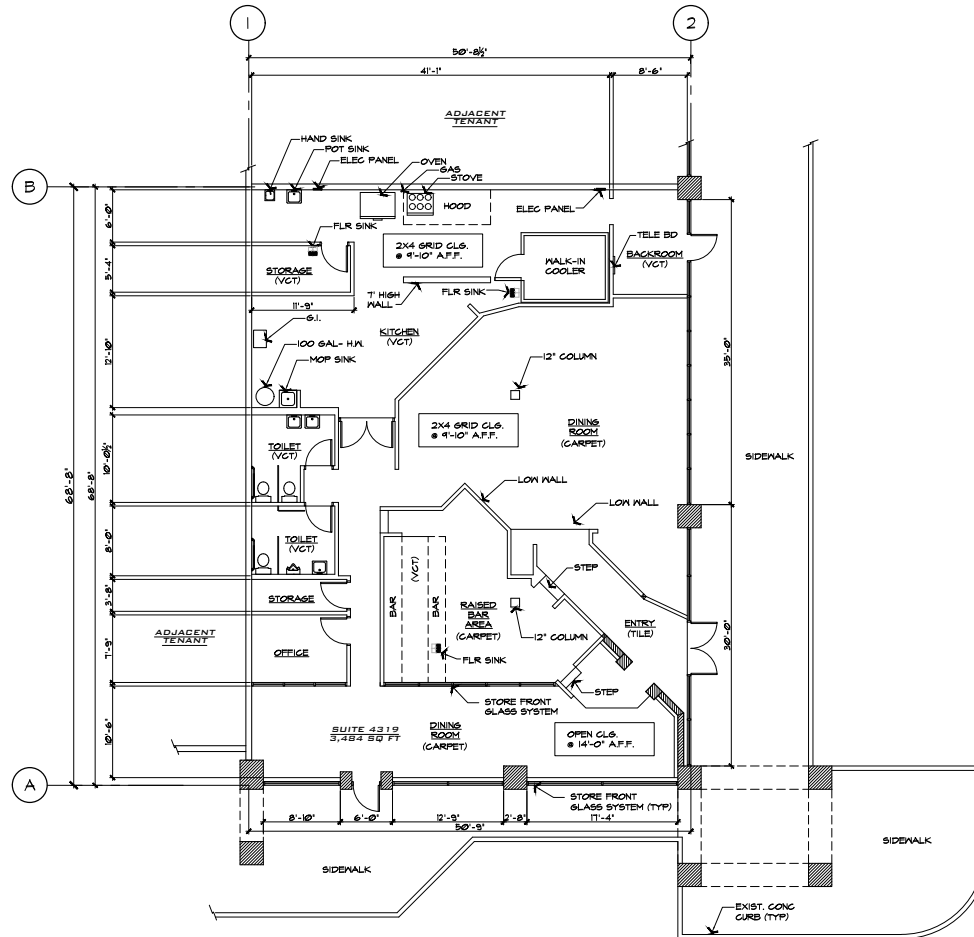


# BROADWAY PLAZA

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ENDCAP  
AVAILABILITY  
SPLIT OPTIONS

## UNIT 7895



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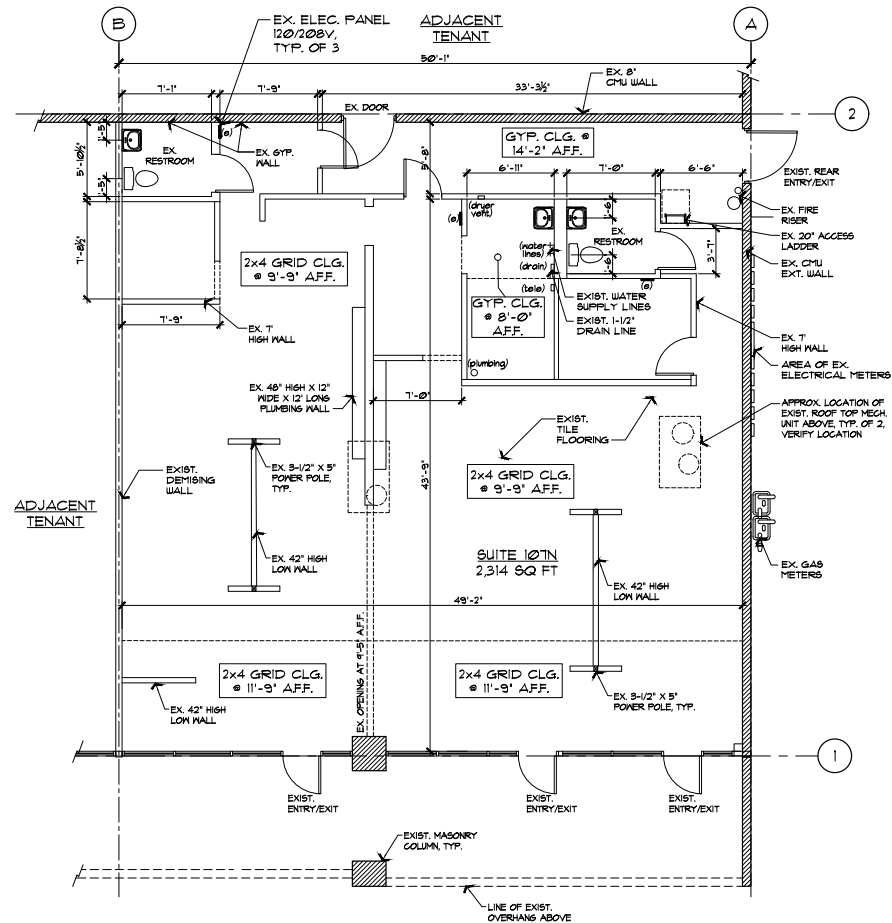
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## ENDCAP AVAILABILITY

SPLIT OPTIONS

### UNIT 107N



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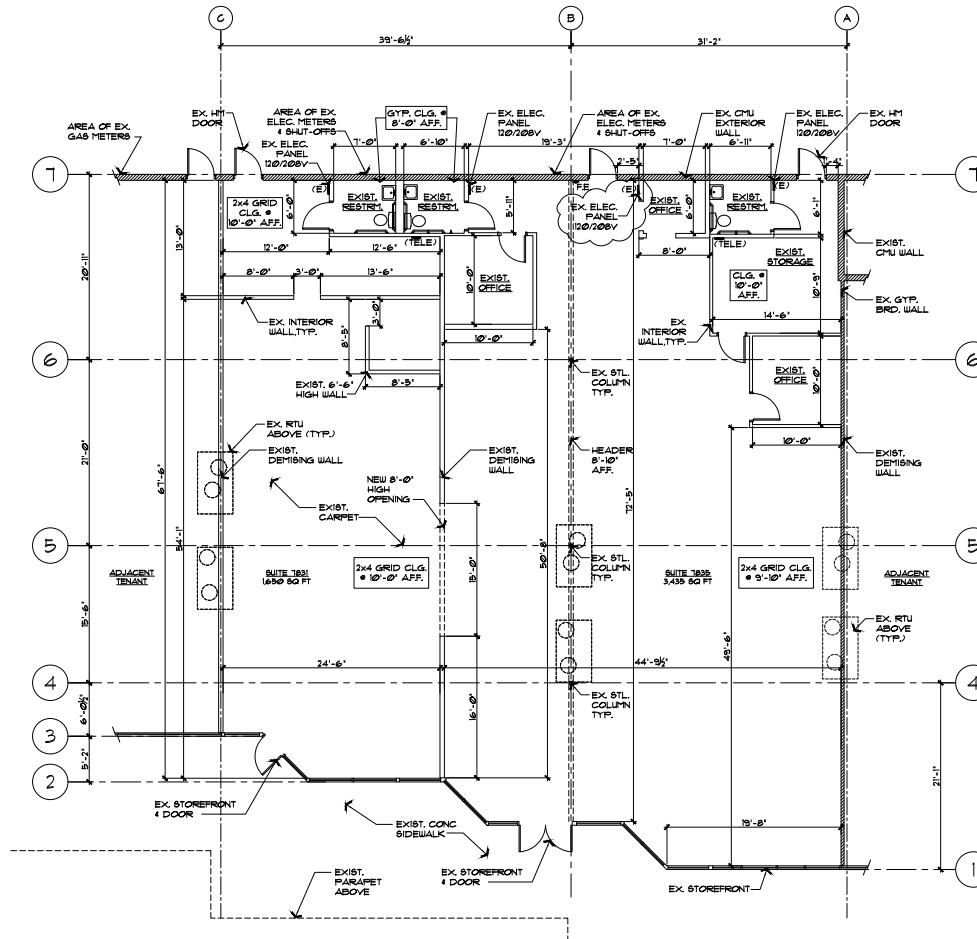


# BROADWAY PLAZA

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INLINE  
AVAILABILITY  
*SPLIT OPTIONS*

## UNIT 7831 & 7835



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