



COMMERCIAL RETAIL ADVISORS, LLC

5420 E. Broadway Blvd., Suite 200

Tucson, AZ 85711

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Property Description

Location: SWC of Broadway Blvd. & Country Club Rd.
Tucson, AZ

Spaces Available: 963 SF 2,899 SF (corner)
997 SF (Beauty Salon) 3,922 SF
1,108 SF 6,185 SF (divisible)
1,533 SF (Beauty Salon)

Lease Rate: \$14—\$20/SF/NNN

Triple Net Charges: \$5.00 (estimated)

Zoning: C-1



Highlights

- ◆ Broadway Village is a Tucson landmark, designed and built in 1940 by the famous Josias Joesler;
- ◆ A 37,000 SF retail specialty center surrounded by historic and affluent neighborhoods such as El Encanto, Colonia Solano, Broadmoor and Sam Hughes;
- ◆ Retailers include Sushi Garden, Zocolo, Hush Salon, Bon, Avenue Boutique and Mahlia Collection;
- ◆ .5 to 2 miles from central city landmarks El Con Mall, Randolph Park, the University of Arizona and downtown Tucson;
- ◆ Restoration and expansion program is underway. Broadway Village to is former Spanish Colonial luster.

Demographic Highlights:

	1 MI	3 MI	5 MI
Population	10,217	131,803	304,902
Households	4,997	55,602	126,540
Average HH Income	\$69,280	\$45,973	\$47,185
Employees	7,423	73,004	161,727

(Source: CCIM Site to do Business Online 2008)

Traffic Count

Broadway Blvd.: 43,000 VPD (2004)

Country Club: 22,000 VPD (2004)

Source: Pima Association of Governments 2007

For information contact:

Craig Finrock, Managing Member

Designated Broker, CCIM, SCLS

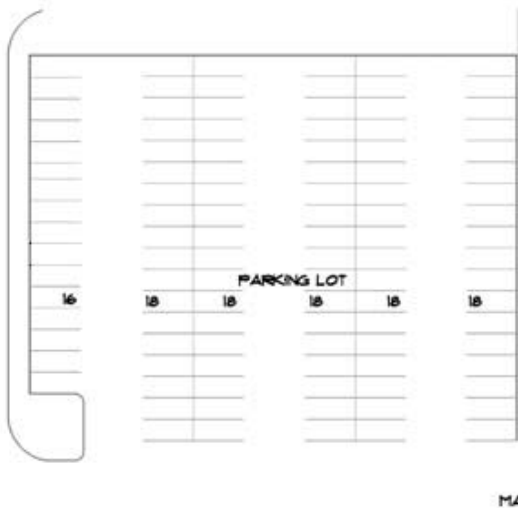
Owner/Agent

cfinrock@cradvisorsllc.com

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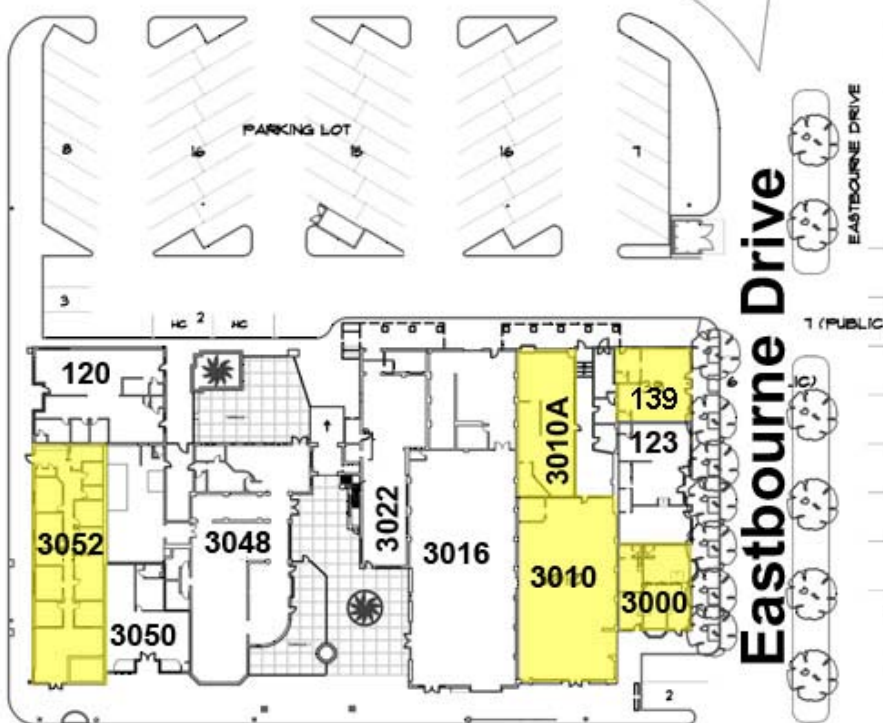


BROADWAY VILLAGE
EST. 1939



ADDRESS	TENANT	TYPE	SF
2936 E. Broadway Blvd	AVAILABLE	Divisible	6,185
3016 E. Broadway Blvd	Zocalo	Furniture	5,874
3048 E Broadway Blvd	Sushi Garden	Restaurant	5,872
3010 E. Broadway Blvd	AVAILABLE (Rug Resource)		3,922
3052 E. Broadway Blvd	AVAILABLE		2,899
3022 E. Broadway Blvd	Bon	Fashion, Home & Garden	1,900
120 Country Club Rd	Hush Salon	Beauty Salon	2,119
3010A E Broadway Blvd	AVAILABLE (Chez Josef)	Beauty Salon	1,533
123 S. Eastbourne Ave	Mahlia Collection	Women's Fashion	1,448
3050 E. Broadway Blvd	Avenue Boutique	Women's Fashion	1,336
3000 E. Broadway Blvd	AVAILABLE (Toque de Pasion)	Women's Fashion	1,108
18 S. Eastbourne Ave	AVAILABLE	Beauty Salon	997
139 S. Eastbourne Ave	AVAILABLE		963

Country Club Road



Broadway Boulevard



Disclaimer: One or more of the owners of this property are licensed to sell real estate in the state of Arizona