



COMMERCIAL RETAIL ADVISORS, LLC

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BROADWAY / KOLB CENTER



AI Generated Conceptual Photo

Property Highlights

Location: NEC of Broadway Blvd & Kolb Road
Tucson, AZ

Space Available: $\pm$ 2,200 SF Inline } Contiguous
 $\pm$ 1,200 SF Inline } (4,500 SF)
 $\pm$ 1,100 SF Inline }
 $\pm$ 1,200 SF Inline }

Lease Rate: Please call broker for price.

Triple Net Expenses: \$4.00/SF/YR, estimated.

Zoning: C-2

Demographic Highlights

2024 Estimates	1 Mile	3 Miles	5 Miles
Population:	14,450	124,964	240,673
Households:	7,187	59,203	112,150
Average HH Income:	\$73,859	\$86,632	\$97,136

(Source: ESRI, Intellisite by CCIM Technology, Inc., US Census Bureau 2010 & 2020)

Description

- ♦ One of the top five highest traffic volume intersection in the metropolitan area.
- ♦ Kolb Rd. is the only arterial that crosses Davis-Monthan Air Force Base and connects I-10 to the south with the Tanque Verde Valley to the north. Broadway Blvd. is a major east/west arterial that connects I-10 and downtown Tucson to the west all the way east to the Rincon Mountains.
- ♦ 1 mile from Park Place Mall and major eastside office district.
- ♦ Major retailers at intersection include: Planet Fitness, Urban Air Adventure Park, DSW, Ross, Skechers, Natural Grocers, Home Goods, In-N-Out Burger, Michael's, Jo-Ann Fabric & Craft Stores, Christie's Appliance and Floor & Décor.

Traffic Count

Kolb Rd:	47,101 VPD (2025)
Broadway Blvd:	47,273 VPD (2025)
Total:	94,374 VPD

(Source: Pima Association of Governments and ADOT)



For information, contact:
Craig Finrock, CCIM, CRX, CLS
Designated Broker
cfinrock@cradvisorsllc.com

The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyer/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. Commercial Retail Advisors, LLC represents the owner of the property in any transaction contemplated by this brochure and does not represent the tenant.

Broadway/Kolb Center

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

SITE PLAN



#	Tenant	Address	SF
1	Chop Shop Barbers	7115 E. Broadway	1,000
2	Signature Smiles	7117 E. Broadway	3,500
3	Concentra	7119 E. Broadway	6,600
4	Urban Air Adventure Park	7125 E. Broadway	29,627
5	Planet Fitness	7125 E. Broadway	28,575
6	American Red Cross	7139 E. Broadway	6,438
7	AVAILABLE (contiguous)	7143 E. Broadway	2,200
8	AVAILABLE (contiguous)	7145 E. Broadway	1,200
9	AVAILABLE (contiguous)	7147 E. Broadway	1,100
10	Moon Smoke Shop	7151 E. Broadway	2,600

#	Tenant	Address	SF
11	G&N Appliance Parts	7155 E. Broadway	2,000
12	Fresh Sushi Pho	7159 E. Broadway	1,400
13	AVAILABLE	7161 E. Broadway	1,200
14	Transitions Hair Studio	7163 E. Broadway	2,200
15	The Oink Café	7131 E. Broadway	4,000
16	In-N-Out Burger	7111 E. Broadway	NAP
17	Available by other	7101 E. Broadway	NAP
18	DSW Shoes	7191 E. Broadway	NAP
TOTAL GLA:			93,643

Broadway/Kolb Center

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

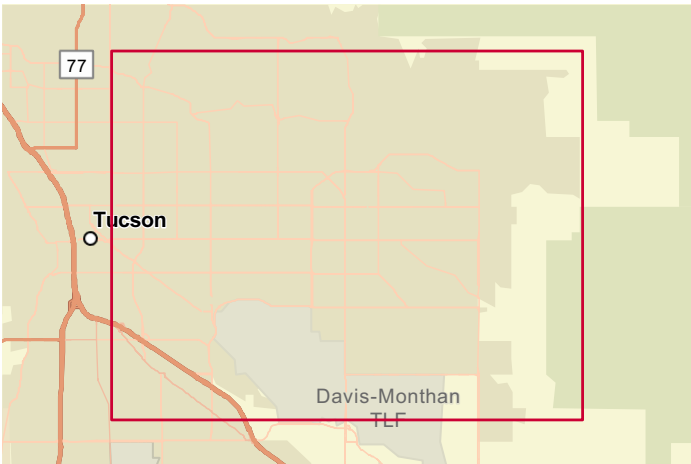
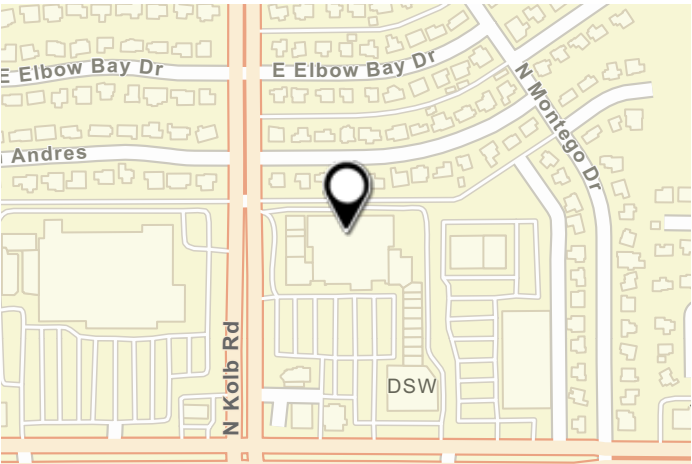
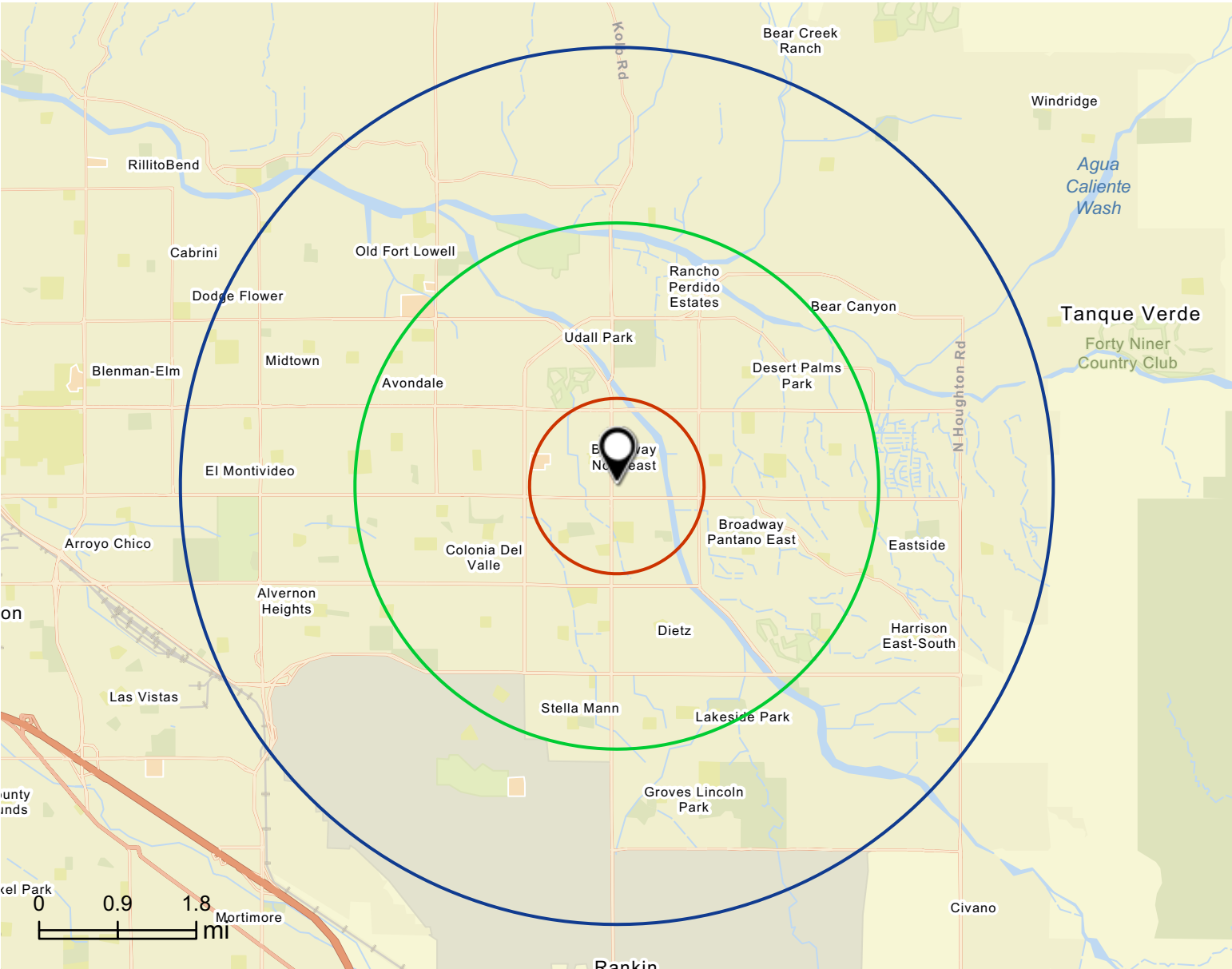
TRADE AREA



Site Map

Broadway - Kolb Center
7125 East Broadway Boulevard, Tucson, Arizona, 85710
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.22302
Longitude: -110.83990



Executive Summary

Broadway - Kolb Center
7125 East Broadway Boulevard, Tucson, Arizona, 85710
Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2020 Population	14,067	126,020	241,506
2020 Male Population	47.0%	48.1%	48.5%
2020 Female Population	53.0%	51.9%	51.5%
2026 Population	14,450	124,964	240,673
2026 Male Population	47.7%	48.7%	49.1%
2026 Female Population	52.3%	51.3%	50.9%
2031 Population	14,640	125,116	242,397
2031 Male Population	47.5%	48.5%	48.9%
2031 Female Population	52.5%	51.5%	51.1%
2010-2020 Annual Rate	0.95%	0.49%	0.31%
2020-2026 Annual Rate	0.43%	-0.13%	-0.06%
2026-2031 Annual Rate	0.26%	0.02%	0.14%

In the identified area, the current year population is **240,673**. In 2020, the Census count in the area was **241,506**. The rate of change since 2020 was **-0.06%** annually. The five-year projection for the population in the area is **242,397** representing a change of **0.14%** annually from 2026 to 2031. Currently, the population is **49.1%** male and **50.9%** female.

Median Age

2026 Median Age	45.3	42.7	43.0
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The median age in this area is **43.0**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	64.9%	62.4%	63.1%
2026 Black Alone	6.7%	7.5%	6.8%
2026 American Indian Alone	1.9%	1.7%	1.7%
2026 Asian Alone	3.3%	3.6%	3.8%
2026 Pacific Islander Alone	0.3%	0.4%	0.4%
2026 Some Other Race Alone	9.2%	9.4%	9.0%
2026 Two or More Races	13.7%	15.0%	15.2%
2026 Hispanic Origin	27.7%	28.4%	28.1%
2026 Diversity Index	72.8	74.6	74.1

Persons of Hispanic origin represent **28.1%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **74.1** in the identified area, compared to **73.0** for the U.S. as a whole.

Households	1 mile	3 miles	5 miles
2026 Wealth Index	54	67	81
2010 Total Households	6,303	53,971	102,960
2020 Total Households	6,890	57,935	109,075
2026 Total Households	7,187	59,203	112,150
2031 Total Households	7,380	60,188	114,702
2010-2020 Annual Rate	0.89%	0.71%	0.58%
2020-2026 Annual Rate	0.68%	0.35%	0.45%
2026-2031 Annual Rate	0.53%	0.33%	0.45%
2026 Average Household Size	1.95	2.07	2.11

The household count in this area has changed from **109,075** in 2020 to **112,150** in the current year, a change of **0.45%** annually. The five-year projection of households is **114,702**, a change of **0.45%** annually from the current year total. Average household size is currently **2.11**, compared to **2.17** in the year 2020. The number of families in the current year is **58,667** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	31.8%	29.9%	29.4%

Median Household Income			
2026 Median Household Income	\$54,859	\$63,523	\$67,763
2031 Median Household Income	\$63,245	\$75,323	\$79,470
2026-2031 Annual Rate	2.89%	3.47%	3.24%

Average Household Income			
2026 Average Household Income	\$73,859	\$86,632	\$97,136
2031 Average Household Income	\$84,811	\$100,717	\$112,705
2026-2031 Annual Rate	2.80%	3.06%	3.02%

Per Capita Income			
2026 Per Capita Income	\$37,025	\$41,167	\$45,365
2031 Per Capita Income	\$43,096	\$48,580	\$53,420
2026-2031 Annual Rate	3.08%	3.37%	3.32%

Income Equality			
2026 Gini Index	44.0	45.0	46.9

Households by Income

Current median household income is **\$67,763** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$79,470** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$97,136** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$112,705** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$45,365** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$53,420** in five years, compared to **\$55,073** for all U.S. households.

Housing Unit Summary	1 mile	3 miles	5 miles
2026 Housing Affordability Index	74	80	81
2010 Total Housing Units	7,348	60,356	114,773
2010 Owner Occupied	3,067	28,948	57,845
2010 Renter Occupied	3,237	25,023	45,115
2010 Vacant	1,045	6,385	11,813
2020 Housing Units	7,734	62,424	118,154
2020 Owner Occupied	3,001	29,178	58,806
2020 Renter Occupied	3,889	28,757	50,269
2020 Vacant	814	4,523	9,086
2026 Housing Units	8,124	63,378	120,535
2026 Owner Occupied	3,432	32,355	65,013
2026 Renter Occupied	3,755	26,848	47,137
2026 Vacant	937	4,175	8,385
2031 Total Housing Units	8,352	64,588	123,470
2031 Owner Occupied	3,700	34,473	69,154
2031 Renter Occupied	3,679	25,715	45,548
2031 Vacant	972	4,400	8,768

Socioeconomic Status

2026 Socioeconomic Status Index	52.0	47.5	47.9
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Currently, **42.2%** of the **120,535** housing units in the area are owner occupied; **46.2%** renter occupied; and **11.5%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **118,154** housing units in the area and **814** vacant housing units. The annual rate of change in housing units since 2020 is **0.32%**. Median home value in the area is **\$338,302**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **4.32%** annually to **\$367,054**.

Business Summary Report (NAICS)

Broadway - Kolb Center
7125 East Broadway Boulevard, Tucson, Arizona, 85710
Rings: 1, 3, 5 mile radii



Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses	617	4,884	8,387
Total Employees	9,060	54,480	91,136
Total Population	14,450	124,964	240,673
Employee/Population Ratio (per 100)	62.7	43.6	37.9

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture, Forestry, Fishing & Hunting (11)	2	0.3%	7	0.1%	9	0.2%	56	0.1%	17	0.2%	137	0.1%
Mining (21)	0	0.0%	0	0.0%	3	0.1%	28	0.1%	3	0.0%	29	0.0%
Utilities (22)	1	0.2%	5	0.1%	2	0.0%	9	0.0%	3	0.0%	12	0.0%
Construction (23)	23	3.7%	103	1.1%	265	5.4%	1,409	2.6%	483	5.8%	3,431	3.8%
Building Construction (236)	10	1.6%	50	0.6%	95	1.9%	569	1.0%	183	2.2%	1,277	1.4%
Heavy/Civil Eng Construction (237)	0	0.0%	0	0.0%	15	0.3%	159	0.3%	24	0.3%	298	0.3%
Specialty Trade Contractor (238)	12	1.9%	54	0.6%	155	3.2%	680	1.3%	276	3.3%	1,856	2.0%
Manufacturing (31-33)	14	2.3%	63	0.7%	128	2.6%	1,241	2.3%	212	2.5%	2,286	2.5%
Wholesale Trade (42)	13	2.1%	60	0.7%	83	1.7%	440	0.8%	163	1.9%	1,021	1.1%
Durable Goods (423)	10	1.6%	43	0.5%	67	1.4%	342	0.6%	132	1.6%	862	0.9%
Nondurable Goods (424)	3	0.5%	17	0.2%	13	0.3%	71	0.1%	25	0.3%	121	0.1%
Wholesale Trade Broker (425)	0	0.0%	0	0.0%	4	0.1%	27	0.1%	5	0.1%	39	0.0%



Source: This infographic contains data provided by Esri-Data Axle (2026), Esri (2026). Data note: Not all NAICS subcategories for a 2 digit major category are being shown. Business summaries are based on primary NAICS assignment by Data Axle.

Business Summary Report (NAICS)

Broadway - Kolb Center

7125 East Broadway Boulevard, Tucson, Arizona, 85710

Rings: 1, 3, 5 mile radii



by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses Number	%	Employees Number	%	Businesses Number	%	Employees Number	%	Businesses Number	%	Employees Number	%
Retail Trade (44-45)	73	11.8%	1,596	17.6%	624	12.8%	9,295	17.1%	1,073	12.8%	14,876	16.3%
Motor Vehicle & Parts Dealers (441)	4	0.7%	51	0.6%	71	1.4%	1,429	2.6%	138	1.6%	2,144	2.4%
Furniture & Home Furnishings (4491)	8	1.3%	50	0.6%	31	0.6%	275	0.5%	57	0.7%	459	0.5%
Electronics & Appliance Retailers (4492)	1	0.2%	2	0.0%	29	0.6%	304	0.6%	50	0.6%	443	0.5%
Building & Garden Equipment (444)	8	1.3%	355	3.9%	44	0.9%	1,224	2.3%	80	0.9%	1,918	2.1%
Food & Beverage Retailers (445)	6	1.0%	134	1.5%	76	1.6%	1,285	2.4%	136	1.6%	2,757	3.0%
Pharmacy & Personal Care Retailers (456)	13	2.1%	104	1.1%	75	1.5%	1,093	2.0%	138	1.6%	1,701	1.9%
Gasoline and Other Fuel Dealers (457)	0	0.0%	2	0.0%	16	0.3%	88	0.2%	20	0.2%	105	0.1%
Clothing, Shoe, & Jewelry Retailers (458)	8	1.3%	66	0.7%	90	1.8%	783	1.4%	130	1.6%	908	1.0%
Sports, Hobby, & Music Retailers (459)	14	2.3%	228	2.5%	125	2.6%	1,144	2.1%	212	2.5%	1,694	1.9%
General Merchandise Retailers (455)	11	1.8%	606	6.7%	68	1.4%	1,671	3.1%	112	1.3%	2,748	3.0%
Transportation & Warehousing (48-49)	3	0.5%	12	0.1%	41	0.8%	679	1.3%	74	0.9%	952	1.0%
Truck Transportation (484)	1	0.2%	7	0.1%	21	0.4%	73	0.1%	39	0.5%	236	0.3%
Information (51)	18	2.9%	418	4.6%	88	1.8%	1,023	1.9%	161	1.9%	1,520	1.7%
Finance & Insurance (52)	33	5.3%	350	3.9%	302	6.2%	2,204	4.0%	488	5.8%	3,735	4.1%
Central Bank, Credit & Related (521-522)	11	1.8%	80	0.9%	96	2.0%	933	1.7%	159	1.9%	1,714	1.9%
Securities & Commodity Contracts (523)	6	1.0%	32	0.3%	74	1.5%	255	0.5%	125	1.5%	654	0.7%
Funds, Trusts & Other Financial (524-525)	15	2.4%	238	2.6%	132	2.7%	1,016	1.9%	204	2.4%	1,367	1.5%
Real Estate, Rental & Leasing (53)	43	7.0%	176	1.9%	354	7.3%	2,024	3.7%	576	6.9%	3,055	3.4%
Professional, Scientific & Tech Services (54)	57	9.2%	874	9.7%	505	10.3%	4,255	7.8%	907	10.8%	6,647	7.3%
Legal Services (5411)	13	2.1%	83	0.9%	93	1.9%	572	1.1%	168	2.0%	957	1.1%
Management of Companies (55)	0	0.0%	0	0.0%	5	0.1%	16	0.0%	9	0.1%	30	0.0%
Admin, Support & Waste Mgmt (56)	25	4.0%	123	1.4%	192	3.9%	1,857	3.4%	316	3.8%	3,109	3.4%



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Business Summary Report (NAICS)

Broadway - Kolb Center

7125 East Broadway Boulevard, Tucson, Arizona, 85710

Rings: 1, 3, 5 mile radii



by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses	%	Employees Number	%	Businesses	%	Employees Number	%	Businesses	%	Employees Number	%
Educational Services (61)	16	2.6%	325	3.6%	141	2.9%	3,995	7.3%	239	2.9%	6,255	6.9%
Health Care & Social Assistance (62)	127	20.6%	2,789	30.8%	797	16.3%	10,939	20.1%	1,326	15.8%	18,263	20.0%
Ambulatory Health Care (621)	103	16.7%	887	9.8%	576	11.8%	5,611	10.3%	952	11.3%	9,608	10.5%
Physicians & Doctors (6211)	49	7.9%	526	5.8%	218	4.5%	2,598	4.8%	360	4.3%	4,458	4.9%
Dentists (6212)	15	2.4%	127	1.4%	92	1.9%	717	1.3%	143	1.7%	1,141	1.3%
Specialty Health Practitioners (6213)	17	2.8%	81	0.9%	124	2.5%	654	1.2%	200	2.4%	1,237	1.4%
Outpatient & Urgent Care (6214)	3	0.5%	18	0.2%	20	0.4%	383	0.7%	42	0.5%	640	0.7%
Medical & Diagnostic Labs (6215)	5	0.8%	31	0.3%	17	0.3%	145	0.3%	34	0.4%	253	0.3%
Home Health Care Services (6216)	4	0.7%	39	0.4%	39	0.8%	544	1.0%	59	0.7%	792	0.9%
Other Ambulatory Health (6219)	11	1.8%	65	0.7%	66	1.4%	571	1.1%	113	1.4%	1,087	1.2%
Hospital (622)	6	1.0%	1,324	14.6%	24	0.5%	1,843	3.4%	51	0.6%	2,744	3.0%
Nursing/Residential Care Facilities (623)	13	2.1%	496	5.5%	82	1.7%	2,129	3.9%	120	1.4%	3,259	3.6%
Social Assistance (624)	4	0.7%	0.4%	0.9%	115	2.4%	1.0%	2.5%	203	2.4%	0.9%	2.9%
Arts, Entertainment & Recreation (71)	12	1.9%	353	3.9%	95	1.9%	2,228	4.1%	169	2.0%	3,235	3.5%
Accommodation & Food Services (72)	51	8.3%	1,185	13.1%	406	8.3%	8,584	15.8%	642	7.7%	12,639	13.9%
Accommodation (721)	6	1.0%	198	2.2%	26	0.5%	853	1.6%	50	0.6%	1,874	2.1%
Food & Drinking Places (722)	46	7.5%	987	10.9%	379	7.8%	7,730	14.2%	592	7.1%	10,765	11.8%
Other Services Except Public Admin (81)	81	13.1%	509	5.6%	664	13.6%	3,756	6.9%	1,141	13.6%	6,280	6.9%
Repair & Maintenance (811)	16	2.6%	88	1.0%	165	3.4%	1,257	2.3%	269	3.2%	1,950	2.1%
Auto Repair & Maintenance (8111)	11	1.8%	74	0.8%	114	2.3%	1,060	1.9%	186	2.2%	1,619	1.8%
Personal & Laundry Service (812)	39	6.3%	270	3.0%	252	5.2%	1,280	2.4%	420	5.0%	2,212	2.4%
Civic and Other Orgs (813)	26	4.2%	152	1.7%	246	5.0%	1,218	2.2%	452	5.4%	2,118	2.3%
Public Administration (92)	5	0.8%	107	1.2%	19	0.4%	415	0.8%	66	0.8%	3,573	3.9%
Unclassified Establishments (99)	20	3.2%	4	0.0%	160	3.3%	27	0.1%	321	3.8%	52	0.1%
Total (11-99)	617	100.0%	9,060	100.0%	4,884	100.0%	54,480	100.0%	8,387	100.0%	91,136	100.0%

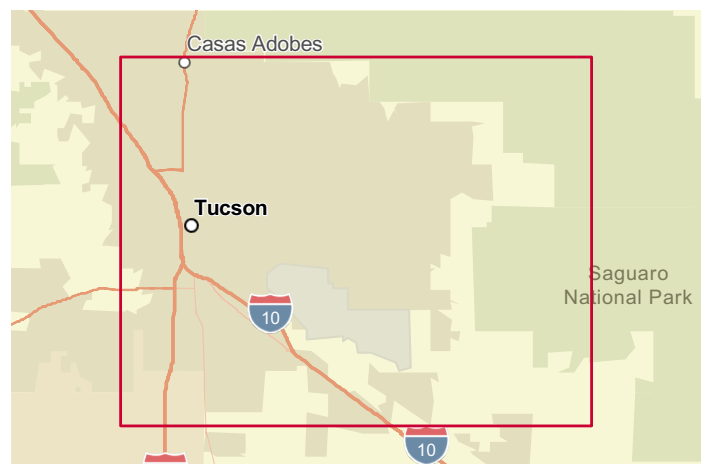
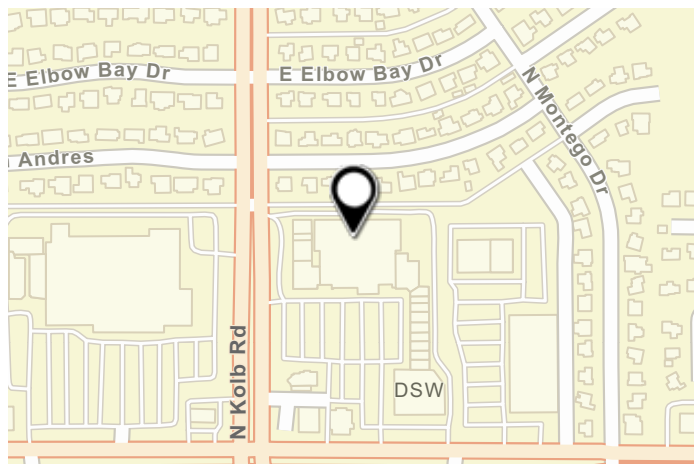
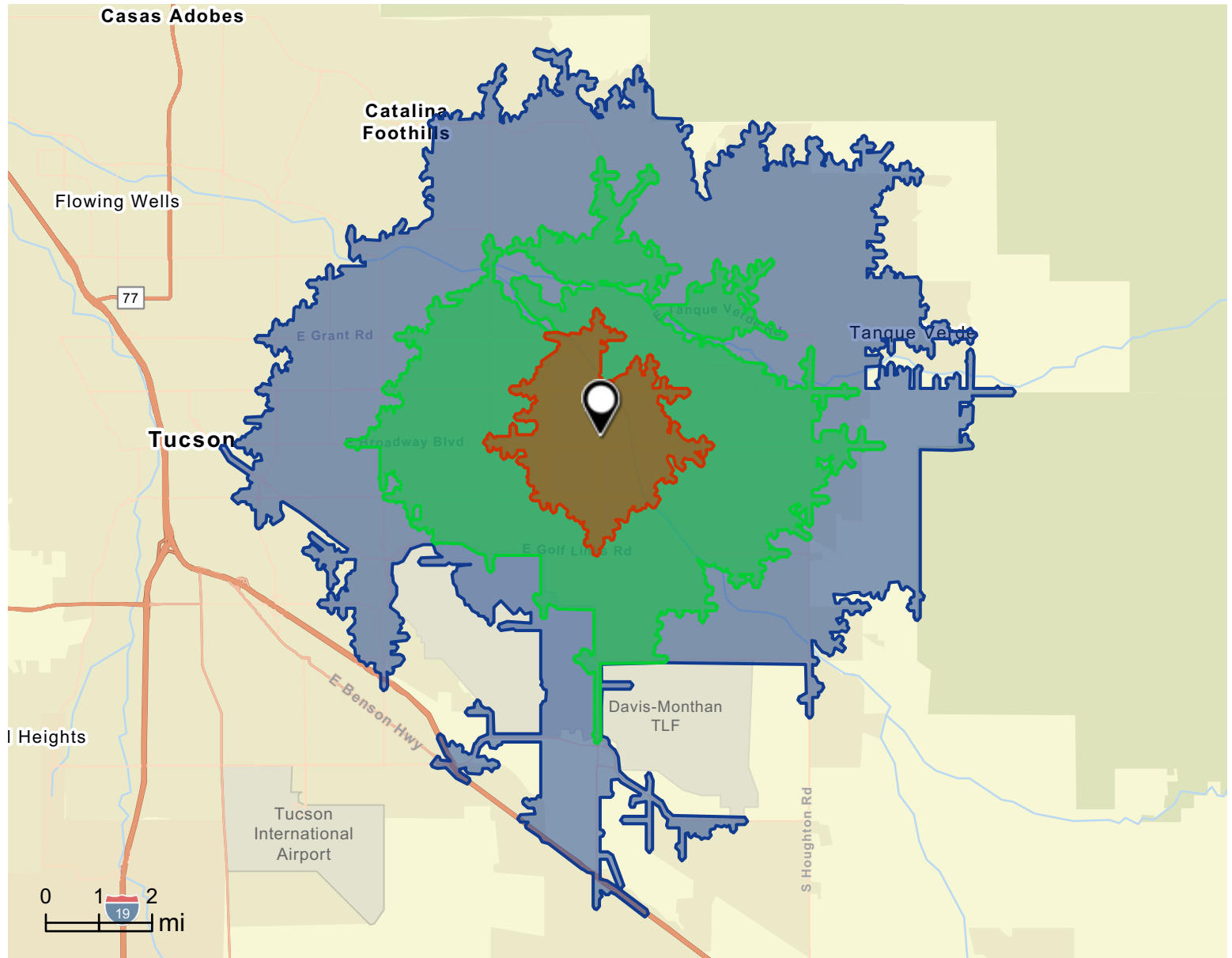


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Site Map

Broadway - Kolb Ctr
7125 East Broadway Boulevard, Tucson, Arizona, 85710
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.22302
Longitude: -110.83990



Executive Summary

Broadway - Kolb Ctr
7125 East Broadway Boulevard, Tucson, Arizona, 85710
Drive time: 5, 10, 15 minute radii



Population	5 minutes	10 minutes	15 minutes
2020 Population	37,817	178,928	298,136
2020 Male Population	47.0%	48.2%	48.5%
2020 Female Population	53.0%	51.8%	51.5%
2026 Population	38,013	176,941	301,446
2026 Male Population	47.6%	48.8%	49.1%
2026 Female Population	52.4%	51.3%	50.9%
2031 Population	38,195	177,549	303,140
2031 Male Population	47.4%	48.5%	48.9%
2031 Female Population	52.6%	51.5%	51.1%
2010-2020 Annual Rate	0.73%	0.34%	0.24%
2020-2026 Annual Rate	0.08%	-0.18%	0.18%
2026-2031 Annual Rate	0.10%	0.07%	0.11%

In the identified area, the current year population is **301,446**. In 2020, the Census count in the area was **298,136**. The rate of change since 2020 was **0.18%** annually. The five-year projection for the population in the area is **303,140** representing a change of **0.11%** annually from 2026 to 2031. Currently, the population is **49.1%** male and **50.9%** female.

Median Age

2026 Median Age	44.1	43.5	43.2
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The median age in this area is **43.2**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	64.0%	62.9%	63.6%
2026 Black Alone	7.3%	6.9%	6.3%
2026 American Indian Alone	1.7%	1.7%	1.7%
2026 Asian Alone	3.5%	3.7%	4.0%
2026 Pacific Islander Alone	0.3%	0.3%	0.3%
2026 Some Other Race Alone	8.9%	9.3%	8.9%
2026 Two or More Races	14.3%	15.2%	15.2%
2026 Hispanic Origin	27.4%	28.5%	27.8%
2026 Diversity Index	73.2	74.3	73.6

Persons of Hispanic origin represent **27.8%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **73.6** in the identified area, compared to **73.0** for the U.S. as a whole.

Households	5 minutes	10 minutes	15 minutes
2026 Wealth Index	56	75	89
2010 Total Households	17,415	75,943	128,035
2020 Total Households	18,944	80,764	134,730
2026 Total Households	19,469	82,521	139,758
2031 Total Households	19,851	84,143	142,725
2010-2020 Annual Rate	0.85%	0.62%	0.51%
2020-2026 Annual Rate	0.44%	0.34%	0.59%
2026-2031 Annual Rate	0.39%	0.39%	0.42%
2026 Average Household Size	1.91	2.11	2.12

The household count in this area has changed from **134,730** in 2020 to **139,758** in the current year, a change of **0.59%** annually. The five-year projection of households is **142,725**, a change of **0.42%** annually from the current year total. Average household size is currently **2.12**, compared to **2.17** in the year 2020. The number of families in the current year is **73,831** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	32.2%	28.7%	29.6%

Median Household Income			
2026 Median Household Income	\$54,747	\$67,187	\$70,561
2031 Median Household Income	\$63,657	\$78,911	\$82,158
2026-2031 Annual Rate	3.06%	3.27%	3.09%

Average Household Income			
2026 Average Household Income	\$76,357	\$92,933	\$102,948
2031 Average Household Income	\$88,837	\$108,044	\$119,255
2026-2031 Annual Rate	3.07%	3.06%	2.98%

Per Capita Income			
2026 Per Capita Income	\$38,764	\$43,468	\$47,958
2031 Per Capita Income	\$45,742	\$51,314	\$56,384
2026-2031 Annual Rate	3.37%	3.37%	3.29%

Income Equality			
2026 Gini Index	45.8	45.5	47.6

Households by Income

Current median household income is **\$70,561** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$82,158** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$102,948** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$119,255** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$47,958** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$56,384** in five years, compared to **\$55,073** for all U.S. households.

Housing Unit Summary	5 minutes	10 minutes	15 minutes
2026 Housing Affordability Index	74	83	81
2010 Total Housing Units	19,936	84,257	142,853
2010 Owner Occupied	8,035	43,363	73,000
2010 Renter Occupied	9,380	32,580	55,035
2010 Vacant	2,521	8,314	14,818
2020 Housing Units	20,820	86,937	146,690
2020 Owner Occupied	7,979	43,852	74,793
2020 Renter Occupied	10,965	36,912	59,937
2020 Vacant	1,828	6,230	12,001
2026 Housing Units	21,344	88,180	150,853
2026 Owner Occupied	9,001	48,302	83,343
2026 Renter Occupied	10,468	34,219	56,415
2026 Vacant	1,875	5,659	11,095
2031 Total Housing Units	21,805	90,060	154,332
2031 Owner Occupied	9,700	51,323	88,483
2031 Renter Occupied	10,151	32,820	54,242
2031 Vacant	1,954	5,917	11,607

Socioeconomic Status

2026 Socioeconomic Status Index	47.7	47.7	48.8
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Currently, **42.2%** of the **150,853** housing units in the area are owner occupied; **49.0%** renter occupied; and **8.8%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **146,690** housing units in the area and **1,828** vacant housing units. The annual rate of change in housing units since 2020 is **0.45%**. Median home value in the area is **\$355,352**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **4.87%** annually to **\$379,668**.

Business Summary Report (NAICS)

Broadway - Kolb Ctr
7125 East Broadway Boulevard, Tucson, Arizona, 85710
Drive time: 5, 10, 15 minute radii



Data for all businesses in area	5 minutes	10 minutes	15 minutes
Total Businesses	2,010	6,737	11,256
Total Employees	24,046	72,183	126,216
Total Population	38,013	176,941	301,446
Employee/Population Ratio (per 100)	63.3	40.8	41.9

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture, Forestry, Fishing & Hunting (11)	3	0.1%	15	0.1%	12	0.2%	85	0.1%	26	0.2%	203	0.2%
Mining (21)	0	0.0%	0	0.0%	3	0.0%	28	0.0%	11	0.1%	141	0.1%
Utilities (22)	1	0.1%	5	0.0%	3	0.0%	12	0.0%	5	0.0%	159	0.1%
Construction (23)	87	4.3%	449	1.9%	371	5.5%	2,426	3.4%	784	7.0%	7,254	5.8%
Building Construction (236)	32	1.6%	153	0.6%	140	2.1%	941	1.3%	283	2.5%	2,336	1.9%
Heavy/Civil Eng Construction (237)	4	0.2%	90	0.4%	20	0.3%	177	0.3%	36	0.3%	922	0.7%
Specialty Trade Contractor (238)	51	2.5%	207	0.9%	212	3.1%	1,308	1.8%	466	4.1%	3,996	3.2%
Manufacturing (31-33)	41	2.0%	198	0.8%	169	2.5%	1,549	2.1%	380	3.4%	4,211	3.3%
Wholesale Trade (42)	31	1.5%	192	0.8%	119	1.8%	576	0.8%	278	2.5%	2,237	1.8%
Durable Goods (423)	23	1.1%	149	0.6%	96	1.4%	456	0.6%	226	2.0%	1,862	1.5%
Nondurable Goods (424)	6	0.3%	38	0.2%	19	0.3%	93	0.1%	43	0.4%	317	0.3%
Wholesale Trade Broker (425)	2	0.1%	5	0.0%	4	0.1%	27	0.0%	9	0.1%	58	0.1%



Source: This infographic contains data provided by Esri-Data Axle (2026), Esri (2026). Data note: Not all NAICS subcategories for a 2 digit major category are being shown. Business summaries are based on primary NAICS assignment by Data Axle.

Business Summary Report (NAICS)

Broadway - Kolb Ctr

7125 East Broadway Boulevard, Tucson, Arizona, 85710

Drive time: 5, 10, 15 minute radii



by NAICS Codes	5 minutes				10 minutes				15 minutes			
	Businesses Number	%	Employees Number	%	Businesses Number	%	Employees Number	%	Businesses Number	%	Employees Number	%
Retail Trade (44-45)	257	12.8%	4,401	18.3%	868	12.9%	12,211	16.9%	1,373	12.2%	17,970	14.2%
Motor Vehicle & Parts Dealers (441)	23	1.1%	523	2.2%	106	1.6%	1,805	2.5%	172	1.5%	2,582	2.0%
Furniture & Home Furnishings (4491)	19	0.9%	200	0.8%	45	0.7%	359	0.5%	83	0.7%	901	0.7%
Electronics & Appliance Retailers (4492)	7	0.3%	230	1.0%	39	0.6%	405	0.6%	57	0.5%	485	0.4%
Building & Garden Equipment (444)	26	1.3%	1,008	4.2%	64	0.9%	1,461	2.0%	112	1.0%	2,321	1.8%
Food & Beverage Retailers (445)	23	1.1%	506	2.1%	108	1.6%	2,097	2.9%	186	1.6%	3,385	2.7%
Pharmacy & Personal Care Retailers (456)	35	1.7%	345	1.4%	110	1.6%	1,404	1.9%	155	1.4%	1,800	1.4%
Gasoline and Other Fuel Dealers (457)	4	0.2%	20	0.1%	17	0.3%	93	0.1%	26	0.2%	156	0.1%
Clothing, Shoe, & Jewelry Retailers (458)	32	1.6%	239	1.0%	110	1.6%	846	1.2%	153	1.4%	974	0.8%
Sports, Hobby, & Music Retailers (459)	57	2.8%	508	2.1%	179	2.7%	1,513	2.1%	288	2.6%	2,343	1.9%
General Merchandise Retailers (455)	30	1.5%	821	3.4%	90	1.3%	2,229	3.1%	142	1.3%	3,024	2.4%
Transportation & Warehousing (48-49)	11	0.6%	62	0.3%	55	0.8%	761	1.1%	125	1.1%	2,792	2.2%
Truck Transportation (484)	5	0.3%	15	0.1%	28	0.4%	116	0.2%	60	0.5%	575	0.5%
Information (51)	34	1.7%	544	2.3%	124	1.8%	1,244	1.7%	213	1.9%	2,073	1.6%
Finance & Insurance (52)	137	6.8%	1,192	5.0%	394	5.8%	2,852	4.0%	586	5.2%	4,294	3.4%
Central Bank, Credit & Related (521-522)	47	2.3%	668	2.8%	130	1.9%	1,251	1.7%	179	1.6%	1,983	1.6%
Securities & Commodity Contracts (523)	34	1.7%	117	0.5%	93	1.4%	441	0.6%	158	1.4%	798	0.6%
Funds, Trusts & Other Financial (524-525)	56	2.8%	407	1.7%	171	2.5%	1,159	1.6%	249	2.2%	1,513	1.2%
Real Estate, Rental & Leasing (53)	159	7.9%	1,068	4.4%	458	6.8%	2,511	3.5%	716	6.4%	4,007	3.2%
Professional, Scientific & Tech Services (54)	209	10.4%	1,948	8.1%	705	10.5%	5,202	7.2%	1,274	11.3%	8,939	7.1%
Legal Services (5411)	49	2.4%	325	1.4%	138	2.0%	773	1.1%	243	2.2%	1,391	1.1%
Management of Companies (55)	3	0.1%	9	0.0%	7	0.1%	20	0.0%	12	0.1%	39	0.0%
Admin, Support & Waste Mgmt (56)	72	3.6%	430	1.8%	259	3.8%	2,817	3.9%	438	3.9%	4,328	3.4%



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Business Summary Report (NAICS)

Broadway - Kolb Ctr

7125 East Broadway Boulevard, Tucson, Arizona, 85710

Drive time: 5, 10, 15 minute radii



by NAICS Codes	5 minutes				10 minutes				15 minutes			
	Businesses	%	Employees Number	%	Businesses	%	Employees Number	%	Businesses	%	Employees Number	%
Educational Services (61)	49	2.4%	1,001	4.2%	188	2.8%	4,853	6.7%	337	3.0%	13,170	10.4%
Health Care & Social Assistance (62)	366	18.2%	5,619	23.4%	1,112	16.5%	15,799	21.9%	1,566	13.9%	22,774	18.0%
Ambulatory Health Care (621)	280	13.9%	2,734	11.4%	790	11.7%	8,010	11.1%	1,110	9.9%	10,866	8.6%
Physicians & Doctors (6211)	118	5.9%	1,579	6.6%	295	4.4%	3,679	5.1%	409	3.6%	5,030	4.0%
Dentists (6212)	49	2.4%	382	1.6%	120	1.8%	919	1.3%	159	1.4%	1,284	1.0%
Specialty Health Practitioners (6213)	57	2.8%	307	1.3%	169	2.5%	1,073	1.5%	250	2.2%	1,444	1.1%
Outpatient & Urgent Care (6214)	7	0.3%	56	0.2%	31	0.5%	488	0.7%	51	0.5%	719	0.6%
Medical & Diagnostic Labs (6215)	9	0.5%	90	0.4%	29	0.4%	217	0.3%	39	0.3%	271	0.2%
Home Health Care Services (6216)	12	0.6%	156	0.7%	55	0.8%	764	1.1%	66	0.6%	844	0.7%
Other Ambulatory Health (6219)	28	1.4%	165	0.7%	92	1.4%	869	1.2%	137	1.2%	1,272	1.0%
Hospital (622)	14	0.7%	1,613	6.7%	47	0.7%	2,587	3.6%	64	0.6%	4,575	3.6%
Nursing/Residential Care Facilities (623)	32	1.6%	867	3.6%	107	1.6%	2,928	4.1%	132	1.2%	3,546	2.8%
Social Assistance (624)	40	2.0%	0.7%	1.7%	168	2.5%	1.1%	3.1%	260	2.3%	0.7%	3.0%
Arts, Entertainment & Recreation (71)	33	1.6%	1,147	4.8%	129	1.9%	2,759	3.8%	220	1.9%	3,695	2.9%
Accommodation & Food Services (72)	177	8.8%	3,760	15.6%	540	8.0%	10,554	14.6%	841	7.5%	15,762	12.5%
Accommodation (721)	13	0.7%	469	1.9%	40	0.6%	1,044	1.4%	62	0.6%	2,236	1.8%
Food & Drinking Places (722)	164	8.2%	3,291	13.7%	500	7.4%	9,510	13.2%	779	6.9%	13,526	10.7%
Other Services Except Public Admin (81)	268	13.3%	1,809	7.5%	934	13.9%	5,067	7.0%	1,546	13.7%	9,012	7.1%
Repair & Maintenance (811)	65	3.2%	681	2.8%	229	3.4%	1,611	2.2%	368	3.3%	2,735	2.2%
Auto Repair & Maintenance (8111)	42	2.1%	590	2.5%	161	2.4%	1,347	1.9%	257	2.3%	1,980	1.6%
Personal & Laundry Service (812)	114	5.7%	615	2.6%	351	5.2%	1,812	2.5%	549	4.9%	3,076	2.4%
Civic and Other Orgs (813)	89	4.4%	514	2.1%	354	5.3%	1,644	2.3%	628	5.6%	3,201	2.5%
Public Administration (92)	9	0.5%	190	0.8%	39	0.6%	814	1.1%	90	0.8%	3,073	2.4%
Unclassified Establishments (99)	65	3.2%	8	0.0%	248	3.7%	41	0.1%	435	3.9%	82	0.1%
Total (11-99)	2,010	100.0%	24,046	100.0%	6,737	100.0%	72,183	100.0%	11,256	100.0%	126,216	100.0%



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