



COMMERCIAL RETAIL ADVISORS, LLC

5420 E. Broadway Blvd., Suite 200

Tucson, AZ 85711

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BROADWAY VILLAGE



Property Description

Location: SWC of Broadway Blvd. & Country Club Rd., Tucson, AZ
 Spaces Available: ±1,336 SF Inline
 Lease Rate: Please call Broker.
 Triple Net Charges: \$9.23/SF/YR (estimated),

Highlights

- ♦ Broadway Village is a Tucson historical and architectural landmark, designed and built in 1939 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 Natural Grocers, Sushi Garden, Bisbee Breakfast Club, Barrio Bread, Falora Pizza, Session Yoga, Sidecar, A. Torano Wines, and Centro Pilates Studio.
- ♦ ½ to 2 miles from central city landmarks El Con Mall, Randolph Park, Reid Park, the University of Arizona and downtown Tucson;
- ♦ Restoration and expansion program to bring Broadway Village back to its former Spanish Colonial luster has been completed.
- ♦ Natural Grocers, a 57-year old, 112 store organic grocery store chain, occupies a 14,524 square foot store and anchors Broadway Village.

Demographic Highlights

2025 Estimates	1 MI	3 MI	5 MI
Population:	9,917	125,549	292,654
Households:	5,068	56,504	130,818
Average HH Income:	\$105,648	\$73,630	\$71,798

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2010)

Traffic Count

Broadway Blvd.: 35,480 VPD (2024)

Country Club Rd: 18,194 VPD (2024)

Total: 53,674 VPD

(Source: Pima Association of Governments and ADOT)

For information contact Owner/Agent:

**Craig Finfrock, CCIM, CRX, CLS
 Designated Broker
cfinfrock@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 ten-

Broadway Village



COMMERCIAL RETAIL ADVISORS, LLC

Tucson, Arizona

TRADE AREA



ADDRESS	TENANT	TYPE	S F
120 S. Country Club Rd	Centro Pilates Studio	Pilates Studio	2,119
3052 E. Broadway Blvd	Agave Home Loans	Office	2,899
3050 E. Broadway Blvd	AVAILABLE	Boutique	1,336
3048 E. Broadway Blvd	Sushi Garden	Restaurant	5,802
3016 E. Broadway Blvd	Natural Grocers	Grocer	14,524
3000 E. Broadway Blvd	Falora Pizza	Restaurant	1,108
2936 E. Broadway Blvd	Bisbee Breakfast Club	Breakfast Restaurant	4,396
14 S. Eastbourne Ave	A. Torano Wines	Tasting Room	892
18 S. Eastbourne Ave	Barrio Bread	Bakery	1,869
123 S. Eastbourne Ave	Session Yoga	Yoga Studio	1,448
139 S. Eastbourne Ave	Sidecar	Bar/Lounge	963



Broadway Boulevard



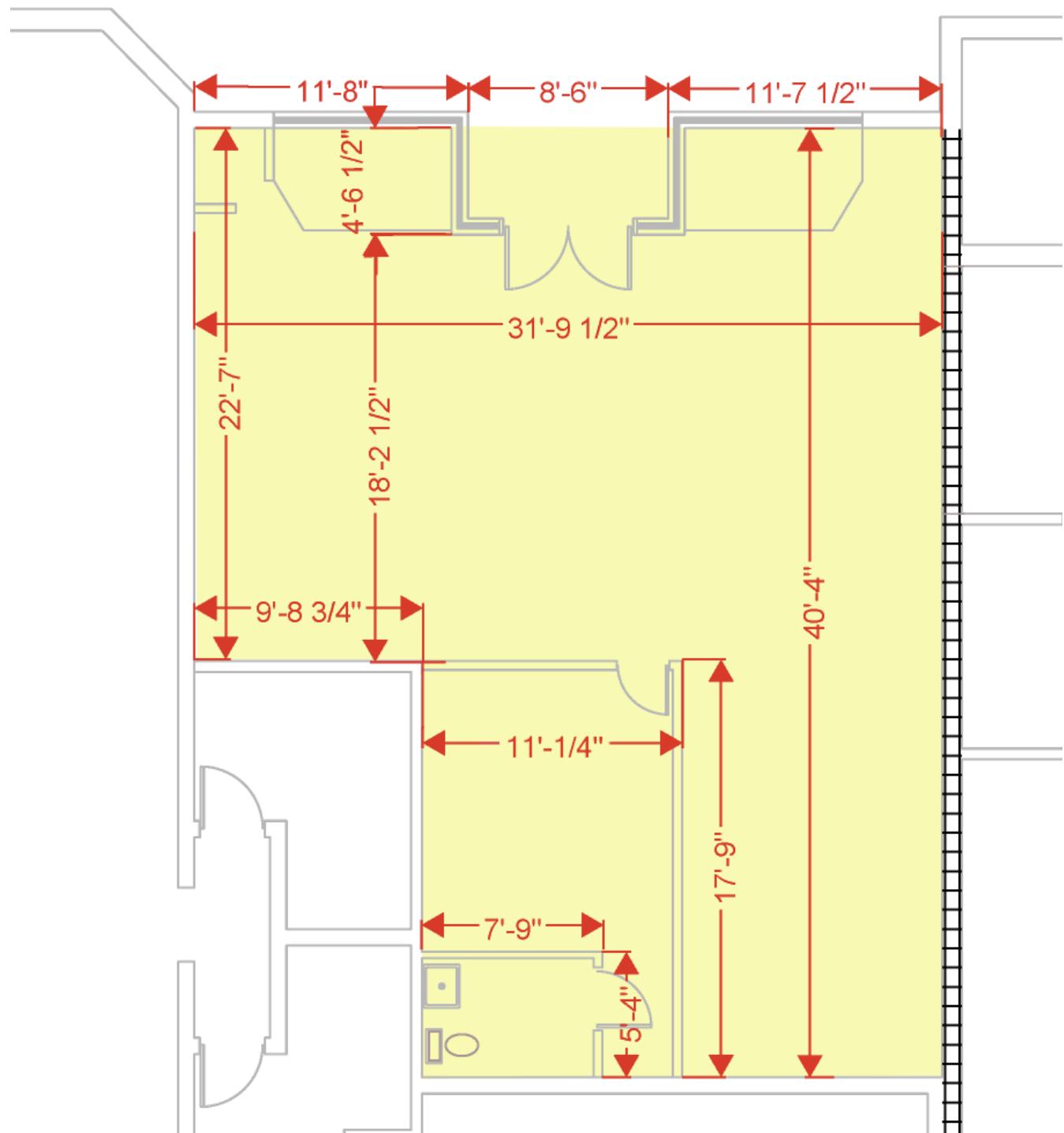
Broadway Village

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

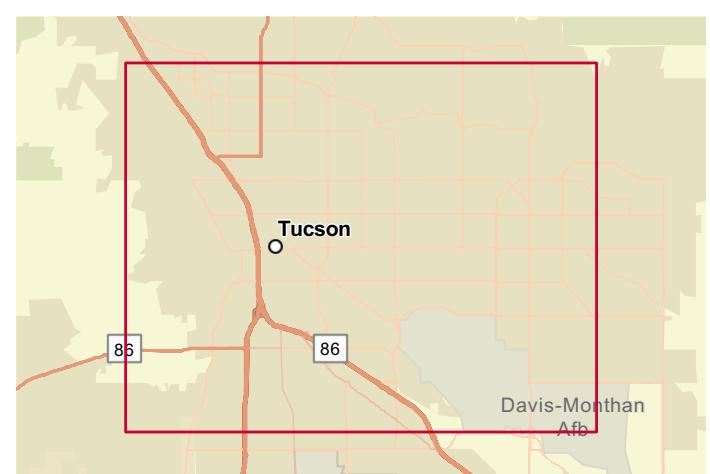
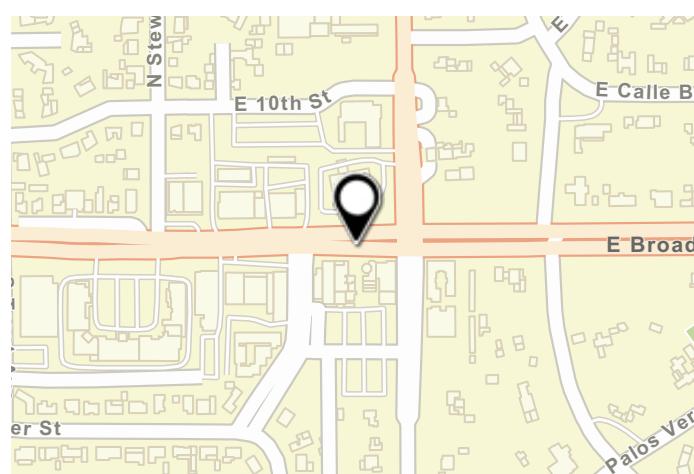
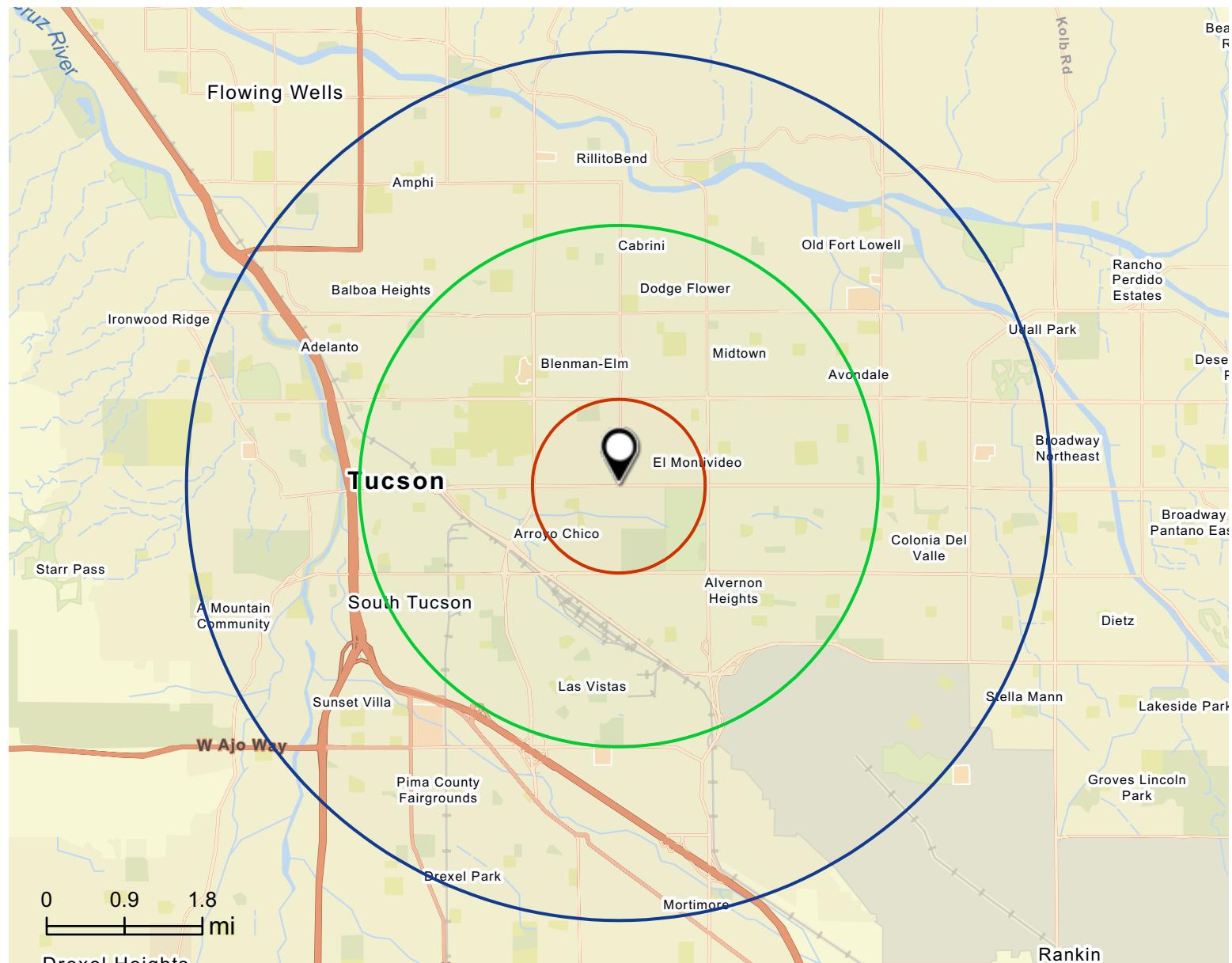
FLOOR PLAN - 3050 E. BROADWAY BLVD



Site Map

Broadway Village
3052 E Broadway Blvd, Tucson, Arizona, 85716
Rings: 1, 3, 5 mile radii

Prepared by Esri



Executive Summary

Broadway Village
3052 E Broadway Blvd, Tucson, Arizona, 85716
Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	9,505	126,020	294,225
2020 Population	9,407	124,681	292,491
2025 Population	9,917	125,549	292,654
2030 Population	10,192	126,859	294,177
2010-2020 Annual Rate	-0.10%	-0.11%	-0.06%
2020-2025 Annual Rate	1.01%	0.13%	0.01%
2025-2030 Annual Rate	0.55%	0.21%	0.10%
Age			
2025 Median Age	42.0	34.2	36.3
U.S. median age is 39.1			
Race and Ethnicity			
White Alone	65.6%	56.6%	52.0%
Black Alone	3.0%	6.3%	6.0%
American Indian Alone	1.8%	3.0%	3.4%
Asian Alone	4.4%	4.1%	3.5%
Pacific Islander Alone	0.3%	0.3%	0.3%
Some Other Race Alone	7.8%	13.1%	16.6%
Two or More Races	17.1%	16.5%	18.2%
Hispanic Origin	28.4%	36.0%	43.4%
Diversity Index	72.2	80.0	82.9
Households			
2010 Total Households	4,604	52,624	120,362
2020 Total Households	4,678	54,428	126,750
2025 Total Households	5,068	56,504	130,818
2030 Total Households	5,287	58,088	133,870
2010-2020 Annual Rate	0.16%	0.34%	0.52%
2020-2025 Annual Rate	1.54%	0.72%	0.60%
2025-2030 Annual Rate	0.85%	0.55%	0.46%
2025 Average Household Size	1.94	2.06	2.12
Wealth Index	87	51	50

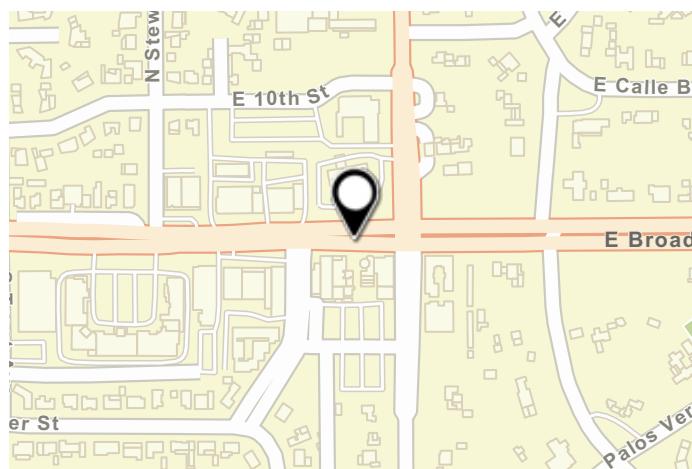
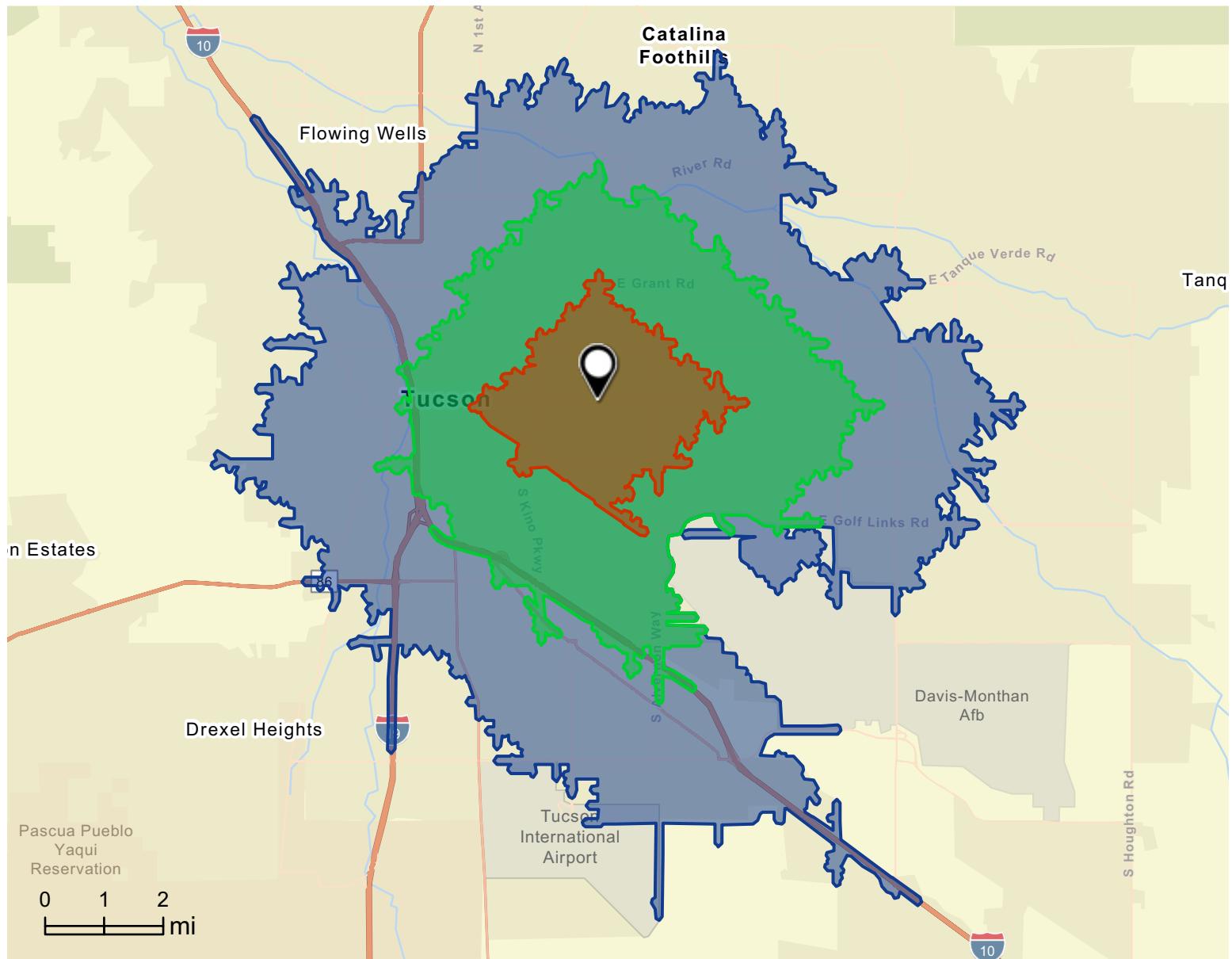
 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	38.4%	41.6%	37.9%
Median Household Income			
2025 Median Household Income	\$79,117	\$51,225	\$50,334
2030 Median Household Income	\$88,248	\$57,977	\$57,181
2025-2030 Annual Rate	2.21%	2.51%	2.58%
Average Household Income			
2025 Average Household Income	\$105,648	\$73,630	\$71,798
2030 Average Household Income	\$117,157	\$82,304	\$80,769
Per Capita Income			
2025 Per Capita Income	\$54,385	\$33,324	\$32,143
2030 Per Capita Income	\$61,173	\$37,875	\$36,793
2025-2030 Annual Rate	2.38%	2.59%	2.74%
Income Equality			
2025 Gini Index	45.8	49.7	49.2
Socioeconomic Status			
2025 Socioeconomic Status Index	53.6	43.0	41.5
Housing Unit Summary			
Housing Affordability Index	62	57	63
2010 Total Housing Units	5,152	59,428	136,272
2010 Owner Occupied Hus (%)	51.1%	38.9%	42.1%
2010 Renter Occupied Hus (%)	48.9%	61.1%	57.9%
2010 Vacant Housing Units (%)	10.6%	11.4%	11.7%
2020 Housing Units	5,192	60,963	139,567
2020 Owner Occupied HUs (%)	51.8%	38.3%	40.4%
2020 Renter Occupied HUs (%)	48.2%	61.7%	59.6%
Vacant Housing Units	9.8%	10.7%	9.2%
2025 Housing Units	5,531	62,845	142,869
Owner Occupied Housing Units	52.5%	42.0%	44.6%
Renter Occupied Housing Units	47.5%	58.0%	55.4%
Vacant Housing Units	8.4%	10.1%	8.4%
2030 Total Housing Units	5,650	64,336	145,986
2030 Owner Occupied Housing Units	2,933	26,297	64,374
2030 Renter Occupied Housing Units	2,354	31,791	69,496
2030 Vacant Housing Units	363	6,248	12,116

Site Map

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3052 E Broadway Blvd, Tucson, Arizona, 85716
Drive time: 5, 10, 15 minute radii

Prepared by Esri



Executive Summary

Broadway Village.
3052 E Broadway Blvd, Tucson, Arizona, 85716
Drive time: 5, 10, 15 minute radii



Population	5 minutes	10 minutes	15 minutes
2010 Population	32,775	159,262	363,823
2020 Population	32,093	157,843	365,748
2025 Population	32,656	158,937	366,712
2030 Population	32,868	160,383	368,825
2010-2020 Annual Rate	-0.21%	-0.09%	0.05%
2020-2025 Annual Rate	0.33%	0.13%	0.05%
2025-2030 Annual Rate	0.13%	0.18%	0.11%
Age			
2025 Median Age	38.0	35.5	36.5
U.S. median age is 39.1			
Race and Ethnicity			
White Alone	60.9%	56.6%	50.9%
Black Alone	4.6%	6.4%	6.0%
American Indian Alone	2.4%	3.0%	3.3%
Asian Alone	4.3%	3.9%	3.4%
Pacific Islander Alone	0.3%	0.3%	0.3%
Some Other Race Alone	9.9%	13.2%	17.4%
Two or More Races	17.6%	16.6%	18.8%
Hispanic Origin	32.3%	36.1%	45.2%
Diversity Index	76.6	80.0	83.3
Households			
2010 Total Households	15,061	67,676	147,799
2020 Total Households	15,274	70,125	156,365
2025 Total Households	15,796	72,632	161,482
2030 Total Households	16,144	74,514	165,261
2010-2020 Annual Rate	0.14%	0.36%	0.56%
2020-2025 Annual Rate	0.64%	0.67%	0.62%
2025-2030 Annual Rate	0.44%	0.51%	0.46%
2025 Average Household Size	2.00	2.05	2.18
Wealth Index	68	50	53

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	5 minutes	10 minutes	15 minutes
2025 Percent of Income for Mortgage	40.7%	40.9%	35.6%
Median Household Income			
2025 Median Household Income	\$61,540	\$50,993	\$51,946
2030 Median Household Income	\$69,407	\$57,676	\$59,715
2025-2030 Annual Rate	2.44%	2.49%	2.83%
Average Household Income			
2025 Average Household Income	\$87,462	\$72,642	\$73,984
2030 Average Household Income	\$96,833	\$81,404	\$83,658
Per Capita Income			
2025 Per Capita Income	\$42,256	\$33,314	\$32,601
2030 Per Capita Income	\$47,463	\$37,942	\$37,493
2025-2030 Annual Rate	2.35%	2.64%	2.84%
Income Equality			
2025 Gini Index	47.5	49.3	48.6
Socioeconomic Status			
2025 Socioeconomic Status Index	46.4	43.0	41.6
Housing Unit Summary			
Housing Affordability Index	59	58	67
2010 Total Housing Units	16,936	76,318	167,209
2010 Owner Occupied Hus (%)	46.4%	39.8%	44.7%
2010 Renter Occupied Hus (%)	53.6%	60.3%	55.3%
2010 Vacant Housing Units (%)	11.1%	11.3%	11.6%
2020 Housing Units	17,136	78,017	171,752
2020 Owner Occupied HUs (%)	46.8%	39.0%	42.8%
2020 Renter Occupied HUs (%)	53.3%	61.0%	57.2%
Vacant Housing Units	10.7%	10.1%	9.0%
2025 Housing Units	17,563	80,279	175,837
Owner Occupied Housing Units	50.0%	42.9%	47.2%
Renter Occupied Housing Units	50.0%	57.1%	52.8%
Vacant Housing Units	10.1%	9.5%	8.2%
2030 Total Housing Units	17,857	82,101	179,707
2030 Owner Occupied Housing Units	8,581	34,472	83,879
2030 Renter Occupied Housing Units	7,563	40,042	81,382
2030 Vacant Housing Units	1,713	7,587	14,446



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.