



**COMMERCIAL RETAIL ADVISORS, LLC**

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## BROADWAY / KOLB CENTER



### Property Highlights

Location:	NEC of Broadway Blvd & Kolb Road Tucson, AZ
Space Available:	± 29,627 SF Anchor ± 2,200 SF Inline ± 1,200 SF Inline ± 1,100 SF Inline ± 1,200 SF Inline
Lease Rate:	Please call broker for price.
Triple Net Expenses:	\$4.00/SF/YR, estimated.
Zoning:	C-2

### 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: DSW, Ross, Skechers, Natural Grocers, Home Goods, In-N-Out Burger, Michael's, Jo-Ann Fabric & Craft Stores, Christie's Appliance and Floor & Décor.
- ♦ ±20 ft ceiling height.

### Demographic Highlights

2024 Estimates	1 Mile	3 Miles	5 Miles
Population:	14,323	125,310	240,665
Households:	7,093	58,656	110,737
Average HH Income:	\$66,180	\$77,357	\$85,888

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

### Traffic Count

Kolb Rd:	47,007 VPD (2024)
Broadway Blvd:	47,149 VPD (2024)
Total:	94,156 VPD

(Source: Pima Association of Governments and ADOT)



**Concentra**



**DSW**



**For information, contact:**

**Craig Finfrock, CCIM, CRX, CLS**  
Designated Broker  
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Tucson, Arizona



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## 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	<b>AVAILABLE</b>	<b>7125 E. Broadway</b>	<b>29,627</b>
5	Planet Fitness	7125 E. Broadway	28,575
6	American Red Cross	7139 E. Broadway	6,438
7	<b>AVAILABLE (contiguous)</b>	<b>7143 E. Broadway</b>	<b>2,200</b>
8	<b>AVAILABLE (contiguous)</b>	<b>7145 E. Broadway</b>	<b>1,200</b>
9	<b>AVAILABLE (contiguous)</b>	<b>7147 E. Broadway</b>	<b>1,100</b>
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	<b>AVAILABLE</b>	<b>7161 E. Broadway</b>	<b>1,200</b>
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
<b>TOTAL GLA:</b>			<b>93,643</b>

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## TRADE AREA

