



**COMMERCIAL RETAIL ADVISORS, LLC**

5420 E. Broadway Blvd., Suite 200  
Tucson, AZ 85711  
Phone: 520-290-3200  
Fax: 520-751-7465  
[www.cradvisorsllc.com](http://www.cradvisorsllc.com)

## 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

### 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)

### 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.

### Traffic Count

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

(Source: Pima Association of Governments and ADOT)



**For information, contact:**  
**Craig Finrock, CCIM, CRX, CLS**  
**Designated Broker**  
[cfinrock@cradvisorsllc.com](mailto: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	<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>

# Broadway/Kolb Center

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

## TRADE AREA

