



COMMERCIAL RETAIL ADVISORS, LLC

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BROADWAY / KOLB CENTER



Property Highlights

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

Space Available: ± 58,205 SF Anchor
± 2,200 SF Inline
± 1,200 SF Inline
± 1,100 SF Inline
± 1,200 SF Inline

Lease Rate: \$16.00/SF/YR, NNN

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

Zoning: C-2

Demographic Highlights

2023 Estimates	1 Mile	3 Miles	5 Miles
Population:	14,295	125,706	241,746
Households:	6,979	58,399	110,117
Average HH Income:	\$64,682	\$72,709	\$82,726

(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:	45,719 VPD (2022)
Broadway Blvd:	34,991 VPD (2022)
Total:	80,710 VPD

(Source: Pima Association of Governments and ADOT)



For information, contact:
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Designated Broker
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Broadway/Kolb Center



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Tucson, Arizona

SITE PLAN



#	Tenant	Address	SF	#	Tenant	Address	SF
1	Chop Shop Barbers	7115 E. Broadway	1,000	10	G&N Appliance Parts	7155 E. Broadway	2,000
2	Signature Smiles	7117 E. Broadway	3,500	11	Fresh Sushi Pho	7159 E. Broadway	1,400
3	Concentra	7119 E. Broadway	6,600	12	AVAILABLE	7161 E. Broadway	1,200
4	AVAILABLE	7125 E. Broadway	58,205	13	Transitions Hair Studio	7163 E. Broadway	2,200
5	American Red Cross	7139 E. Broadway	6,438	14	The Oink Café	7131 E. Broadway	4,000
6	AVAILABLE (contiguous)	7143 E. Broadway	2,200	15	In-N-Out Burger	7111 E. Broadway	NAP
7	AVAILABLE (contiguous)	7145 E. Broadway	1,200	16	Available by other	7101 E. Broadway	NAP
8	AVAILABLE (contiguous)	7147 E. Broadway	1,100	17	DSW Shoes	7191 E. Broadway	NAP
9	Moon Smoke Shop	7151 E. Broadway	2,600		TOTAL GLA:		93,643

Broadway/Kolb Center



Tucson, Arizona

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TRADE AREA

