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.

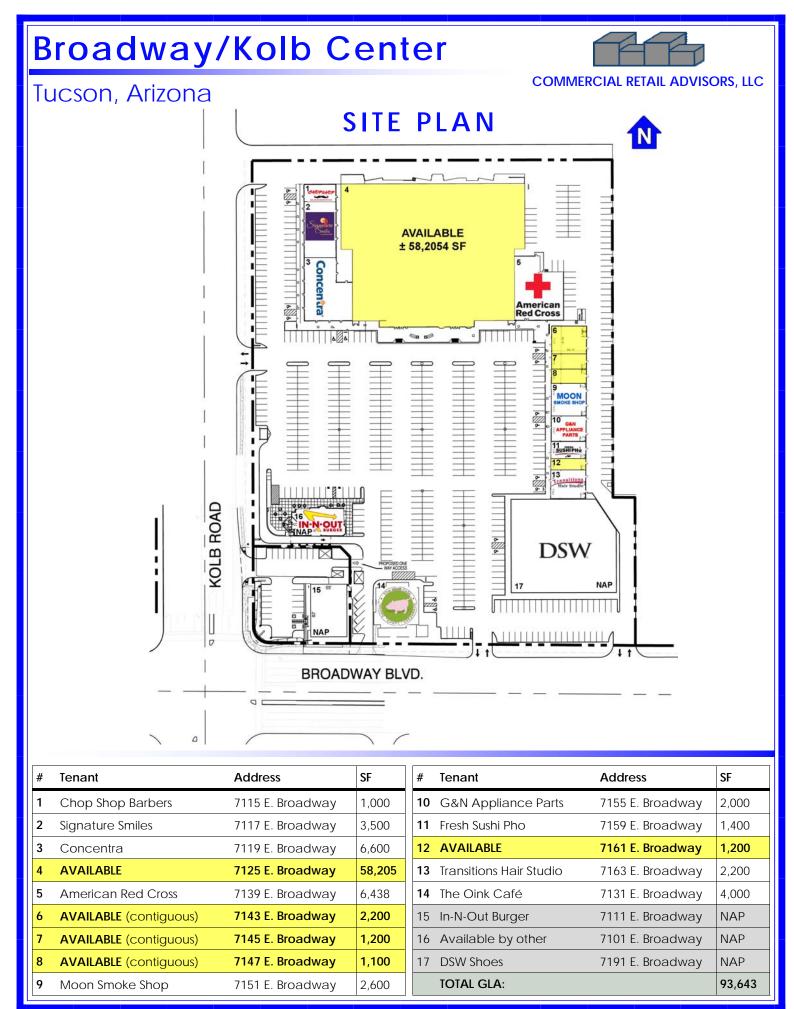
Traffic Count

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: Craig Finfrock, CCIM,CRX, CLS Designated Broker cfinfrock@cradvisorsllc.com

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