



COMMERCIAL RETAIL ADVISORS, LLC

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BROADWAY / KOLB CENTER



AI Generated Conceptual Photo

Property Highlights

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

Space Available: $\pm$ 2,200 SF Inline } Contiguous
 $\pm$ 1,200 SF Inline } (4,500 SF)
 $\pm$ 1,100 SF Inline }
 $\pm$ 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:	14,450	124,964	240,673
Households:	7,187	59,203	112,150
Average HH Income:	\$73,859	\$86,632	\$97,136

(Source: ESRI, Intellisite by CCIM Technology, Inc., US Census Bureau 2010 & 2020)

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: Planet Fitness, Urban Air Adventure Park, DSW, Ross, Skechers, Natural Grocers, Home Goods, In-N-Out Burger, Michael's, Jo-Ann Fabric & Craft Stores, Christie's Appliance and Floor & Décor.

Traffic Count

Kolb Rd:	47,101 VPD (2025)
Broadway Blvd:	47,273 VPD (2025)
Total:	94,374 VPD

(Source: Pima Association of Governments and ADOT)



For information, contact:
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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	Urban Air Adventure Park	7125 E. Broadway	29,627
5	Planet Fitness	7125 E. Broadway	28,575
6	American Red Cross	7139 E. Broadway	6,438
7	AVAILABLE (contiguous)	7143 E. Broadway	2,200
8	AVAILABLE (contiguous)	7145 E. Broadway	1,200
9	AVAILABLE (contiguous)	7147 E. Broadway	1,100
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	AVAILABLE	7161 E. Broadway	1,200
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
TOTAL GLA:			93,643

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TRADE AREA

