

COMMERCIAL RETAIL ADVISORS, LLC

5420 E. Broadway Blvd., Suite 200 Tucson, AZ 85711

Phone: 520-290-3200 Fax: 520-751-7465 www.cradvisorsllc.com

BROADWAY VILLAGE



Property Description

Location:

Tucson, AZ

Spaces Available: 2,119 SF Inline (built-out salon)*

Lease Rate: Please call Broker.

Triple Net Charges: \$7.50/SF/YR (estimated),

Plus \$1.50/SF/YR HVAC Maintenance

Demographic Highlights

2022 Estimates 3 MI 1 MI 5 MI 125.894 Population: 9.444 295.425 Households: 4,693 55,153 128,527 Average HH Income: \$93,998 \$64,680 \$63,872

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

Traffic Count

Broadway Blvd.: 39,630 VPD (2022) Country Club Rd: 9,036 VPD (2022)

Total: 48,666 VPD

(Source: Pima Association of Governments and ADOT)

Highlights

- SWC of Broadway Blvd. & Country Club Rd., Broadway Village is a Tucson historical and architectural landmark, designed and built in 1939 by the famous Josias Joesler:
 - ♦ A 37,000 SF retail specialty center surrounded by historic and affluent neighborhoods such as El Encanto, Colonia Solano, Broadmoor and Sam Hughes;
 - Retailers include Natural Grocers, Sushi Garden, Bisbee Breakfast Club, Baririo Bread, Falora Pizza, Avenue Boutique, Session Yoga, Sidecar, A. Torano Wines, and Long Realty.
 - ½ to 2 miles from central city landmarks El Con Mall, Randolph Park, Reid Park, the University of Arizona and downtown Tucson;
 - Restoration and expansion program to bring Broadway Village back to its former Spanish Colonial luster has been completed.
 - ◆ Natural Grocers, a 57-year old, 112 store organic grocery store chain, occupies a 14,524 square foot store and anchors Broadway Village.

For information contact Owner/Agent:

Craig Finfrock, CCIM, CRX, CLS **Designated Broker** cfinfrock@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, soilsdrainage, 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 Village

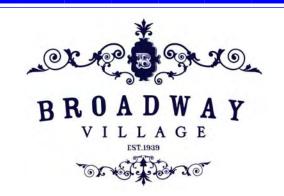


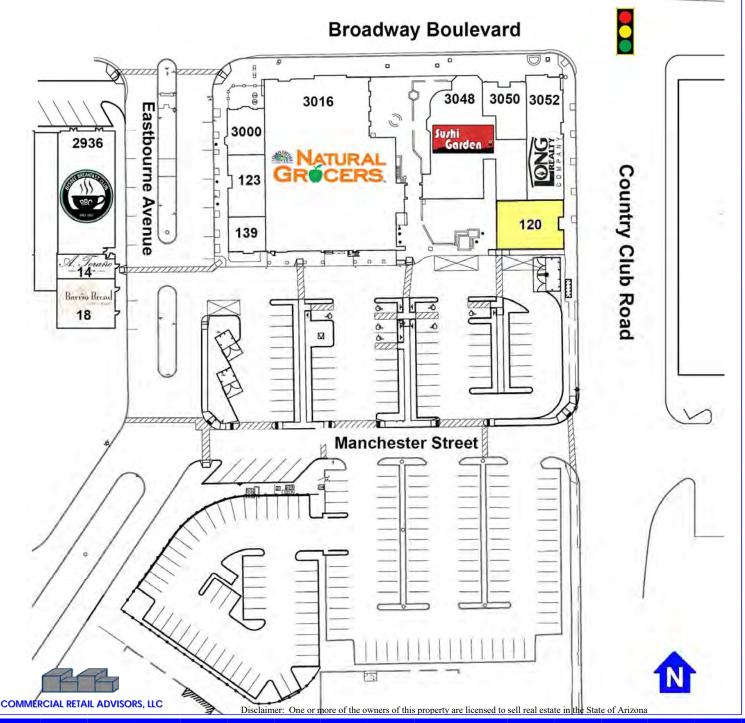
Tucson, Arizona

TRADE AREA



| ADDRESS | TENANT | TYPE | SF |
|------------------------|-----------------------|--------------------------|--------|
| 120 S. Country Club Rd | AVAILABLE | Beauty Salon (Built-out) | 2,119 |
| 3052 E. Broadway Blvd | Long Realty Company | Office | 2,899 |
| 3050 E. Broadway Blvd | Avenue Boutique | Women's Fashion | 1,336 |
| 3048 E. Broadway Blvd | Sushi Garden | Restaurant | 5,872 |
| 3016 E. Broadway Blvd | Natural Grocers | Grocer | 14,524 |
| 3000 E. Broadway Blvd | Falora Pizza | Restaurant | 1,108 |
| 2936 E. Broadway Blvd | Bisbee Breakfast Club | Breakfast Restaurant | 4,349 |
| 14 S. Eastbourne Ave | A. Torano Wines | Tasting Room | 892 |
| 18 S. Eastbourne Ave | Barrio Bread | Bakery | 1,869 |
| 123 S. Eastbourne Ave | Session Yoga | Yoga Studio | 1,448 |
| 139 S. Eastbourne Ave | Sidecar | Bar/Lounge | 963 |





Broadway Village



Tucson, Arizona

FLOOR PLAN - 120 S. COUNTRY CLUB RD BUILT-OUT SALON

