



COMMERCIAL RETAIL ADVISORS, LLC

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# RETAIL OR OFFICE PAD SEC OF BROADWAY & PRUDENCE



## Property Description

Location: 50 S. Broadway Place  
Tucson, AZ

Vacant PAD: ±4,800 SF buildable freestanding building with a drive-thru on ± 35,005 SF of land, fully paved and lighted PAD

Terms: Cash or Terms

Zoning: C-1

\$785,000 (\$22.57/SF) Gross Sales Price  
 – \$165,000 (\$ 4.71/SF) Existing Site Improvements  
 – \$ 30,000 (\$ 0.86/SF) Future Foundation & Engineering Improvements by Seller

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= \$590,000 (\$17.00/SF) Net Effective Sales Price

## Demographic Highlights

2023 Estimates	1 Mile	3 Miles	5 Miles
Population:	16,284	126,957	226,437
Households:	8,337	58,403	102,568
Average HH Income:	\$59,398	\$75,872	\$83,078

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2020)

## Highlights

- ◆ Major east/west commercial corridor leading from downtown Tucson to the major eastside residential areas.
- ◆ Major retailers in area include: Natural Grocers, Ross, Michael's, Bealls Outlet, Lane Bryant, Kmart, Pet Club, DSW, JoAnn Fabrics, Lazy Boy Furniture, Home Depot, PetSmart, Sprouts Farmer's Market, Kohl's, Sam Levitz, Ashley, Sketchers, Homestore and many more.
- ◆ Recently renovated Hilton Hotel and new Culver's Butter Burgers and Frozen Custard anchor the project.
- ◆ Development Plans have been completed. Site is ready for building plans submittal. PAD is fully improved. Valued at ±\$400,000.
- ◆ Seller is willing to build-to-suit for qualified tenant.

## Traffic Count

Broadway Blvd.:	45,886 VPD (2022)
Prudence Rd.:	8,114 VPD (2022)
Total:	47,252 VPD

(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.

# 50 S. Broadway Place

Tucson, Arizona



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## TRADE AREA



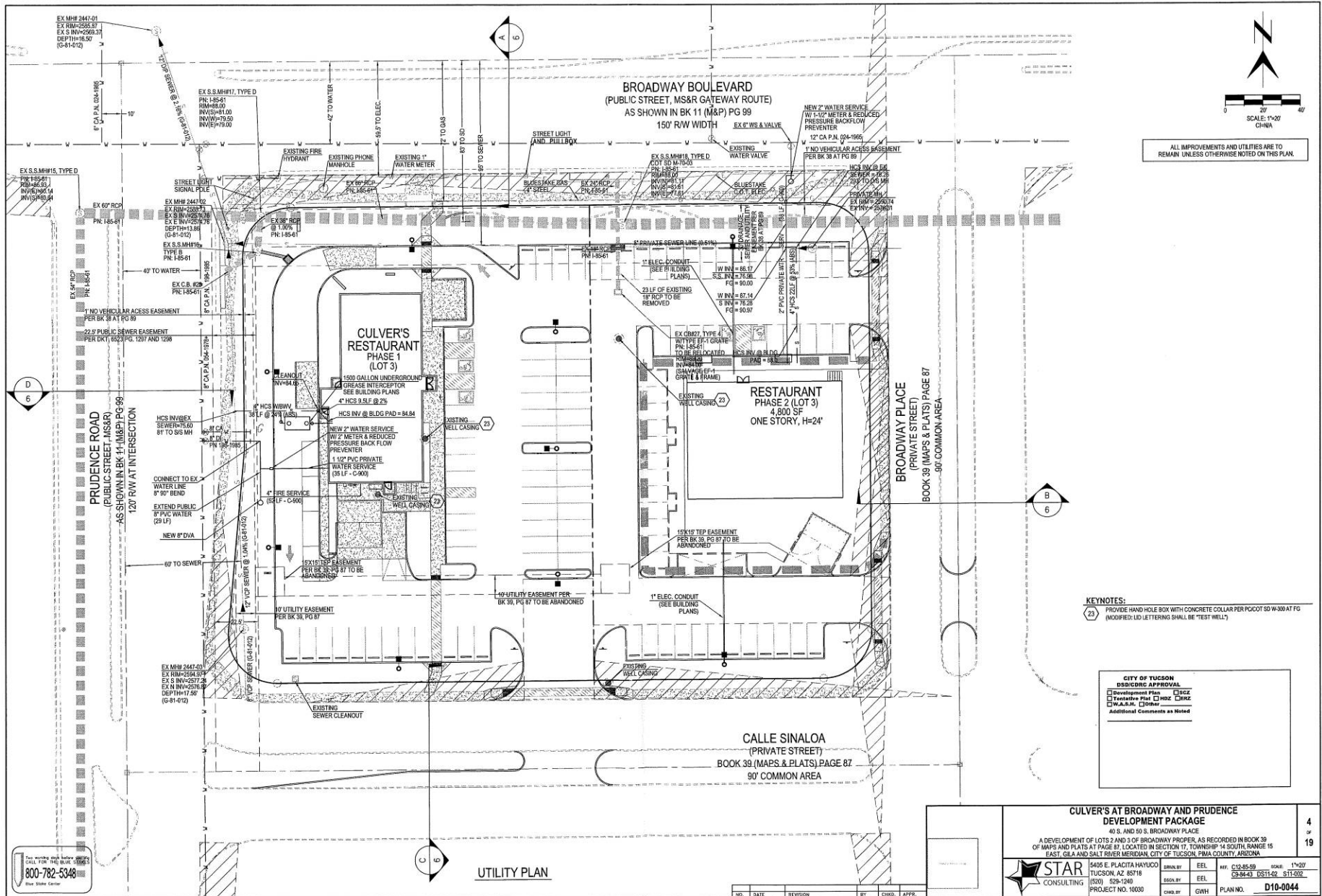
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## DEVELOPMENT PLAN



UTILITY PLAN

**KEYNOTES:**  
 (22) PROVIDE HAND HOLE BOX WITH CONCRETE COLLAR PER PCCOT SD W-300 AT FG (MODIFIED: LD LETTERING SHALL BE "TEST WELL")

**CITY OF TUCSON**  
**DESIGNER APPROVAL**

Development Plan     SCZ  
 Tentative Plat     HDZ     HRZ  
 W.A.S.B.     Other

Additional Comments as Noted

**CULVER'S AT BROADWAY AND PRUDENCE DEVELOPMENT PACKAGE**  
 40 S. AND 50 S. BROADWAY PLACE  
 A DEVELOPMENT OF LOTS 2 AND 3 OF BROADWAY PROPER, AS RECORDED IN BOOK 39 OF MAPS AND PLATS AT PAGE 87, LOCATED IN SECTION 17, TOWNSHIP 14 SOUTH, RANGE 15 EAST, GILA AND SALT RIVER MERIDIAN, CITY OF TUCSON, PIMA COUNTY, ARIZONA.

**STAR CONSULTING**  
 5405 E. PLACITA HAYCOO  
 TUCSON, AZ 85718  
 (520) 529-1249  
 PROJECT NO. 10030

DRAWN BY: EEL  
 CHECKED BY: GWH  
 DATE: 11/20/23  
 SCALE: 1"=20'  
 REF: C13-85-59, C9-84-43, DS11-02  
 PLAN NO.: D10-0044

4 of 19

3.20.2024