



COMMERCIAL RETAIL ADVISORS, LLC

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BROADWAY ALBERTSONS CENTER - SHOPS B



Property Description

Location: NEC of Harrison Rd. & Broadway Blvd.
64 N. Harrison Road
Tucson, AZ 85748

Space Available: 1,950 SF In-line
2,600 SF In-line (Divisible)

Lease Rate: \$7.00/SF Year One Increasing to
\$14.00/SF Year Five

Triple Net Expenses: \$5.71/SF/YR (estimated)

Zoning: C-1

Demographic Highlights

2019 Estimates	1 Mile	3 Miles	5 Miles
Population:	13,555	84,635	173,599
Households:	5,742	37,494	75,217
Average HH Income:	\$80,359	\$71,048	\$73,661

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

Highlights

- ◆ Shopping Center is Anchored by a 49,273 square foot Albertsons.
- ◆ Very successful Buffalo Wild Wings Restaurant.
- ◆ Located in the heart of the upper middle class northeast Tucson sub-market.
- ◆ Broadway Boulevard was recently widened from Camino Seco to Houghton Road.

Traffic Count

Broadway Blvd.: 12,154 VPD (2021)

Harrison Rd.: 13,763 VPD (2020)

Total: 25,917 VPD

(Source: Pima Association of Governments and ADOT)

For information, contact:

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Designated Broker
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Broadway Albertsons Center

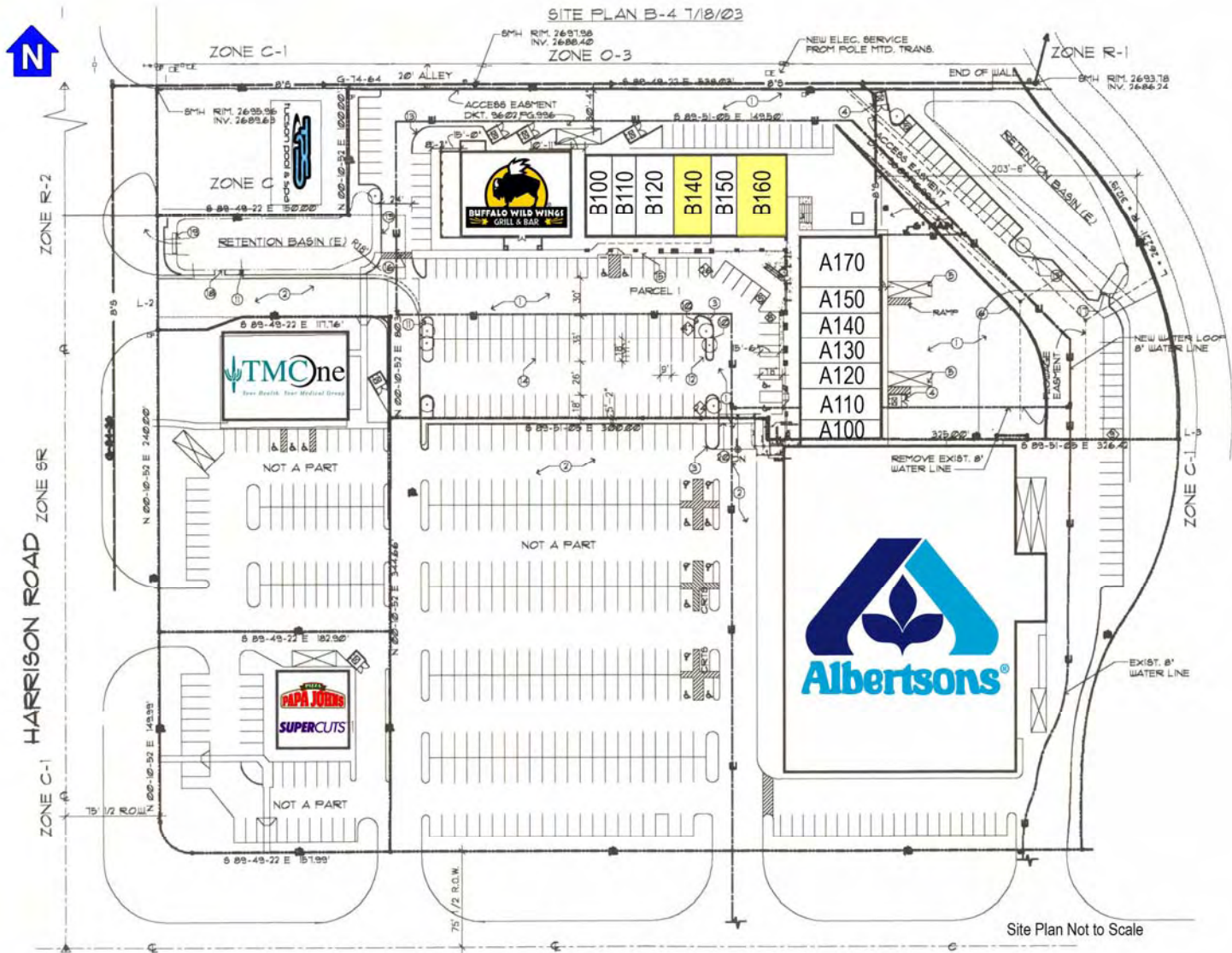


Tucson, Arizona

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SITE PLAN

SITE PLAN B-4 7/18/03



#	Tenant	Address	SF
1	United Country Real Estate	64 N. Harrison Rd., Suite B100	1,370
2	Little Caesar's Pizza	64 N. Harrison Rd., Suite B110	1,230
3	Sushi Nara	64 N. Harrison Rd., Suite B120	1,950
4	AVAILABLE	64 N. Harrison Rd., Suite B140	1,950
5	Star Smoke Shop	64 N. Harrison Rd., Suite B150	1,300
6	AVAILABLE	64 N. Harrison Rd., Suite B160	2,600
7	Inverse Jiu-Jitsu Yoga (NAP)	60 N. Harrison Rd., Suite A170	2,600
8	Serenity Nail Spa (NAP)	60 N. Harrison Rd., Suite A150	1,300
9	H&R Block (NAP)	60 N. Harrison Rd., Suite A140	1,300
10	Manolo's Barber Shop (NAP)	60 N. Harrison Rd., Suite A13	1,300

#	Tenant	Address	SF
11	Available By Other (NAP)	60 N. Harrison Rd., Suite A120	1,300
12	Girlfriends Closet (NAP)	60 N. Harrison Rd., Suite A110	1,625
13	Posh Paws Grooming (NAP)	60 N. Harrison Rd., Suite A100	975
14	Albertsons (NAP)	9595 E. Broadway Blvd.	49,273
15	Supercuts (NAP)	9505 E. Broadway Blvd., Suite 101	3,596
16	O P Nails (NAP)	9505 E. Broadway Blvd., Suite 102	
17	Papa John's Pizza (NAP)	9505 E. Broadway Blvd., Suite 103	
18	Buffalo Wild Wings (NAP)	68 N. Harrison Rd.	5,985
19	TMC One (NAP)	70 N. Harrison Rd.	7,143
20	Tucson Pool & Spa (NAP)	170 N. Harrison Rd.	7,000
TOTAL GLA:			93,797

Broadway Albertsons Center

Tucson, Arizona



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TRADE AREA

