



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 (Divisible)
± 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

2024 Estimates	1 Mile	3 Miles	5 Miles
Population:	14,323	125,310	240,665
Households:	7,093	58,656	110,737
Average HH Income:	\$66,180	\$77,357	\$85,888

(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:	47,007 VPD (2024)
Broadway Blvd:	47,149 VPD (2024)
Total:	94,156 VPD

(Source: Pima Association of Governments and ADOT)



For information, contact:
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Designated Broker
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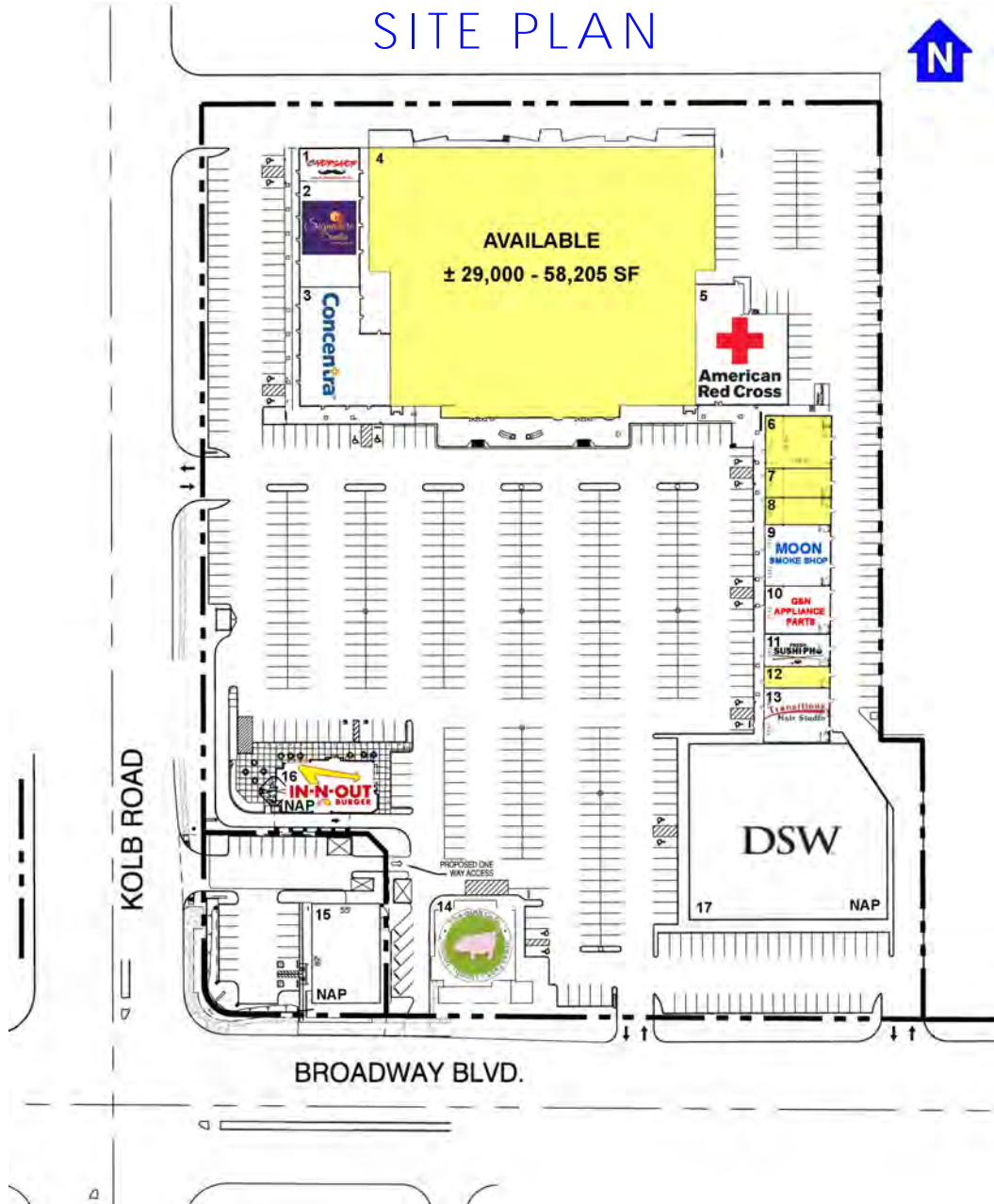
Broadway/Kolb Center



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Tucson, Arizona

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	AVAILABLE (Divisible)	7125 E. Broadway	58,205
5	American Red Cross	7139 E. Broadway	6,438
6	AVAILABLE (contiguous)	7143 E. Broadway	2,200
7	AVAILABLE (contiguous)	7145 E. Broadway	1,200
8	AVAILABLE (contiguous)	7147 E. Broadway	1,100
9	Moon Smoke Shop	7151 E. Broadway	2,600

#	Tenant	Address	SF
10	G&N Appliance Parts	7155 E. Broadway	2,000
11	Fresh Sushi Pho	7159 E. Broadway	1,400
12	AVAILABLE	7161 E. Broadway	1,200
13	Transitions Hair Studio	7163 E. Broadway	2,200
14	The Oink Café	7131 E. Broadway	4,000
15	In-N-Out Burger	7111 E. Broadway	NAP
16	Available by other	7101 E. Broadway	NAP
17	DSW Shoes	7191 E. Broadway	NAP
TOTAL GLA:			93,643

Broadway/Kolb Center

Tucson, Arizona



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TRADE AREA

