



**COMMERCIAL RETAIL ADVISORS, LLC**

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# BROADWAY VILLAGE



## Property Description

Location: SWC of Broadway Blvd. & Country Club Rd., 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

## Highlights

- ◆ 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, Barrio 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.

## Demographic Highlights

2022 Estimates	1 MI	3 MI	5 MI
Population:	9,444	125,894	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)
<b>Total:</b>	<b>48,666 VPD</b>

(Source: Pima Association of Governments and ADOT)

For information contact Owner/Agent:

**Craig Finfrock, CCIM,CRX, CLS**

**Designated Broker**

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Tucson, Arizona



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## 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 Boulevard



# Broadway Village

Tucson, Arizona



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

