

5420 E. Broadway Blvd., Suite 200 Tucson, AZ 85711 Phone: 520-290-3200

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ROADWAY VILLAGE



Property Description

Location:

Tucson, AZ

+1.336 SF Inline Spaces Available:

Lease Rate: Please call Broker.

Triple Net Charges: \$8.66/SF/YR (estimated),

Demographic Highlights

2025 Estimates 3 MI 5 MI 1 MI Population: 9.917 125,549 292.654 Households: 5,068 56,504 130,818 Average HH Income: \$105,648 \$73,630 \$71,798

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

Traffic Count

Broadway Blvd.: 35,480 VPD (2024) Country Club Rd: 18,194 VPD (2024)

Total: 53,674 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, Barrio Bread, Falora Pizza, Session Yoga, Sidecar, A. Torano Wines, and Centro Pilates Studio.
 - 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















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Broadway Village

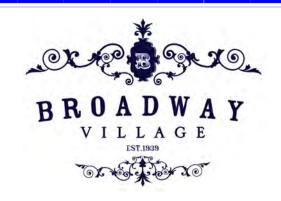


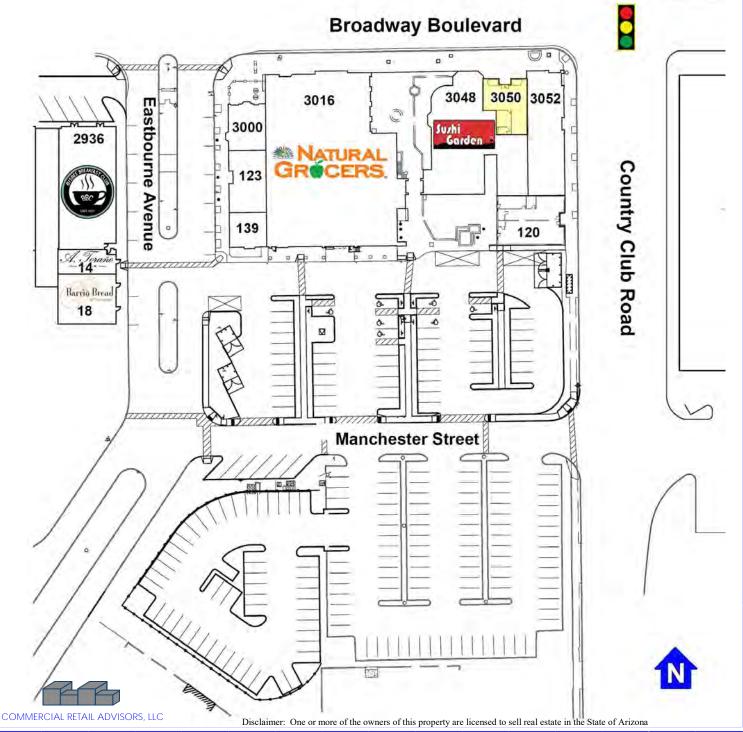
Tucson, Arizona

TRADE AREA



ADDRESS	TENANT	TYPE	SF
120 S. Country Club Rd	Centro Pilates Studio	Pilates Studio	2,119
3052 E. Broadway Blvd	Agave Home Loans	Office	2,899
3050 E. Broadway Blvd	AVAILABLE	Boutique	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 - 3050 E. BROADWAY BLVD

