



COMMERCIAL RETAIL ADVISORS, LLC

5420 E. Broadway Blvd., Suite 200

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BROADWAY VILLAGE



Property Description

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

Spaces Available: ±1,336 SF Inline

Lease Rate: Please call Broker.

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

Demographic Highlights

| 2025 Estimates | 1 MI | 3 MI | 5 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

- ◆ 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



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 ten-

Broadway Village

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

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 Boulevard



Country Club Road



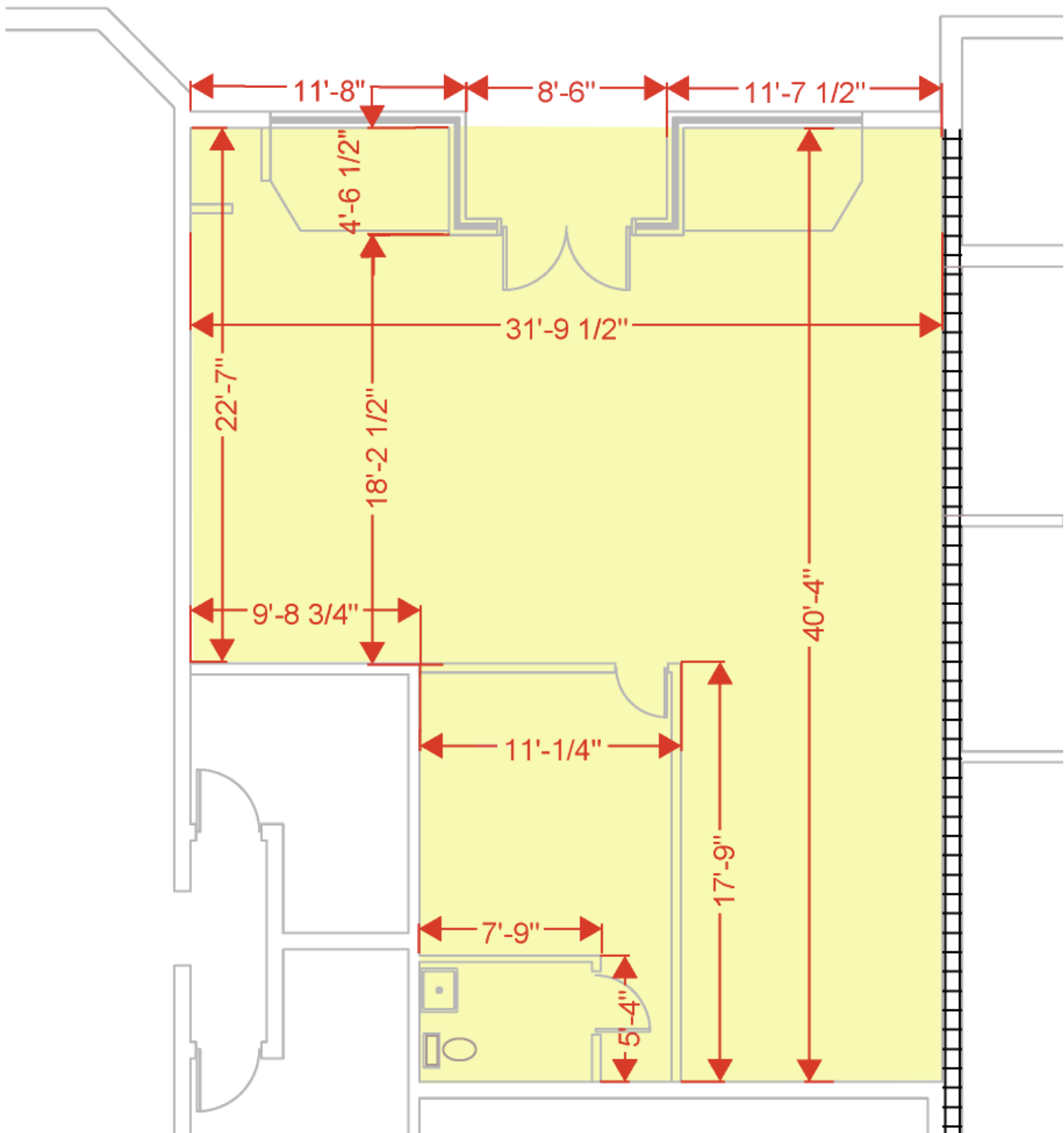
Broadway Village

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

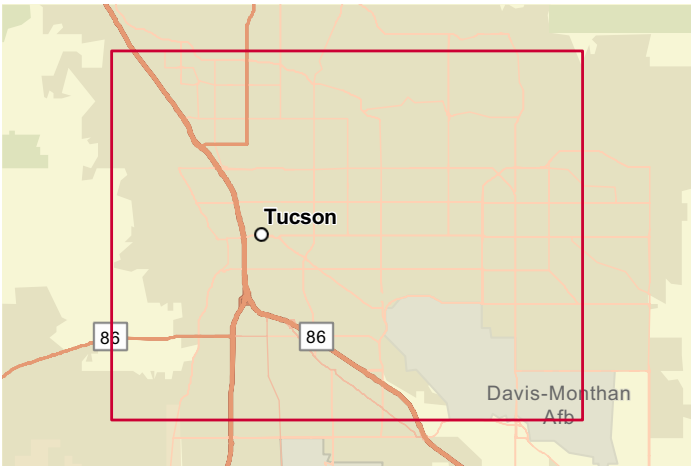
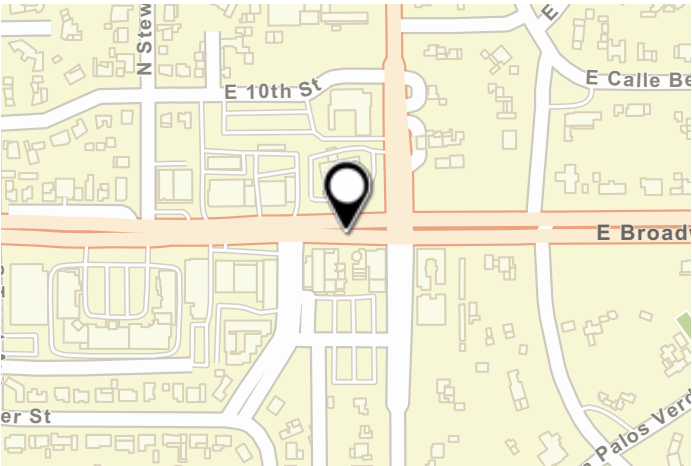
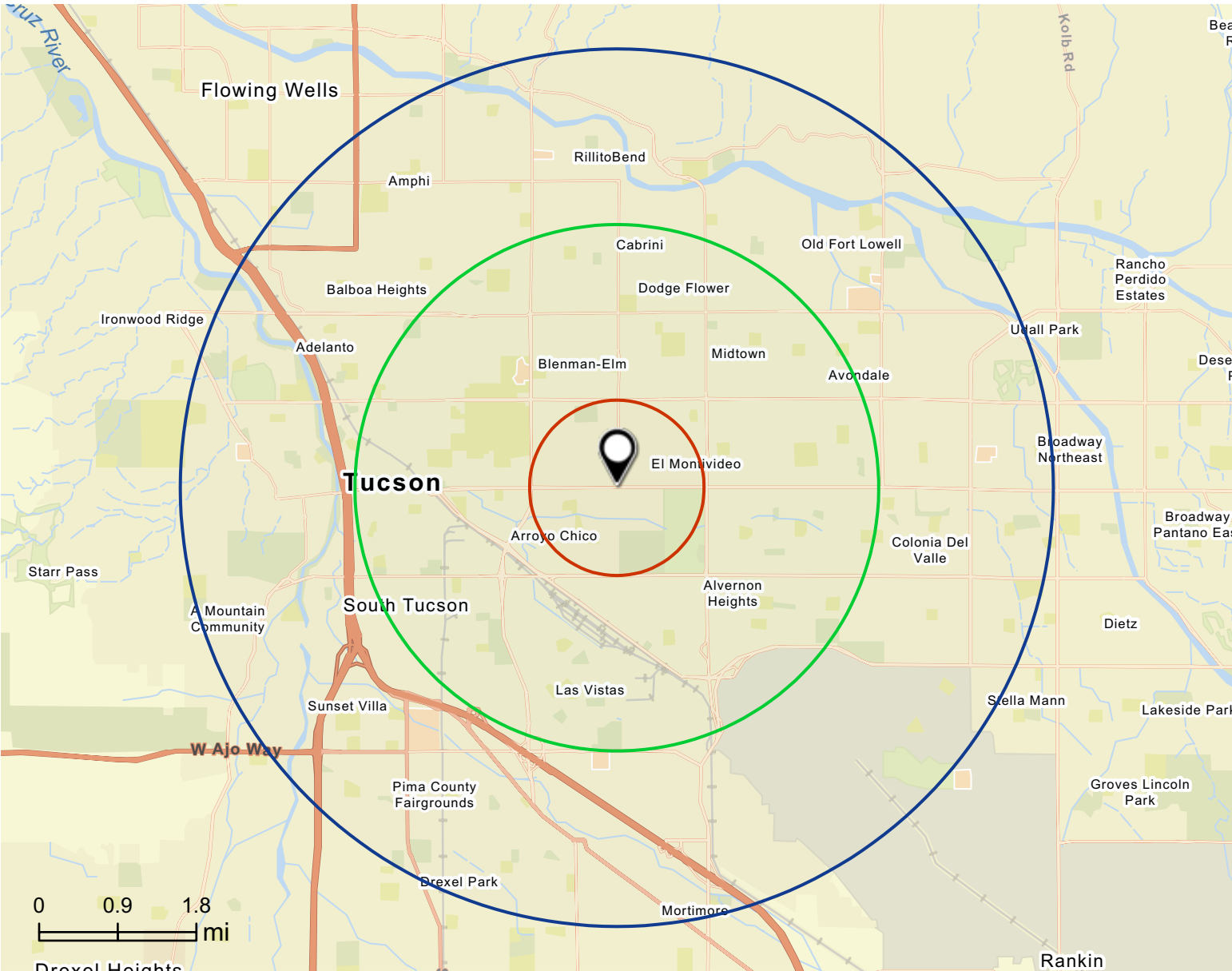
FLOOR PLAN - 3050 E. BROADWAY BLVD



Site Map

Broadway Village
3052 E Broadway Blvd, Tucson, Arizona, 85716
Rings: 1, 3, 5 mile radii

Prepared by Esri



Executive Summary

Broadway Village
3052 E Broadway Blvd, Tucson, Arizona, 85716
Rings: 1, 3, 5 mile radii



| Population | 1 mile | 3 miles | 5 miles |
|-----------------------|--------|---------|---------|
| 2010 Population | 9,505 | 126,020 | 294,225 |
| 2020 Population | 9,407 | 124,681 | 292,491 |
| 2025 Population | 9,917 | 125,549 | 292,654 |
| 2030 Population | 10,192 | 126,859 | 294,177 |
| 2010-2020 Annual Rate | -0.10% | -0.11% | -0.06% |
| 2020-2025 Annual Rate | 1.01% | 0.13% | 0.01% |
| 2025-2030 Annual Rate | 0.55% | 0.21% | 0.10% |

| Age | | | |
|-------------------------|------|------|------|
| 2025 Median Age | 42.0 | 34.2 | 36.3 |
| U.S. median age is 39.1 | | | |

| Race and Ethnicity | | | |
|------------------------|-------|-------|-------|
| White Alone | 65.6% | 56.6% | 52.0% |
| Black Alone | 3.0% | 6.3% | 6.0% |
| American Indian Alone | 1.8% | 3.0% | 3.4% |
| Asian Alone | 4.4% | 4.1% | 3.5% |
| Pacific Islander Alone | 0.3% | 0.3% | 0.3% |
| Some Other Race Alone | 7.8% | 13.1% | 16.6% |
| Two or More Races | 17.1% | 16.5% | 18.2% |
| Hispanic Origin | 28.4% | 36.0% | 43.4% |
| Diversity Index | 72.2 | 80.0 | 82.9 |

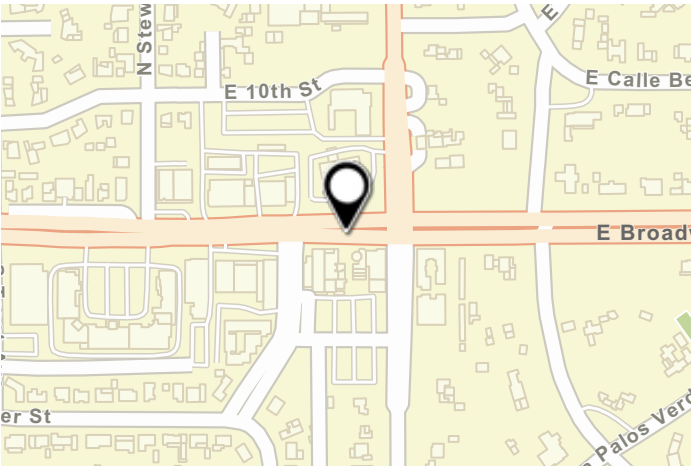
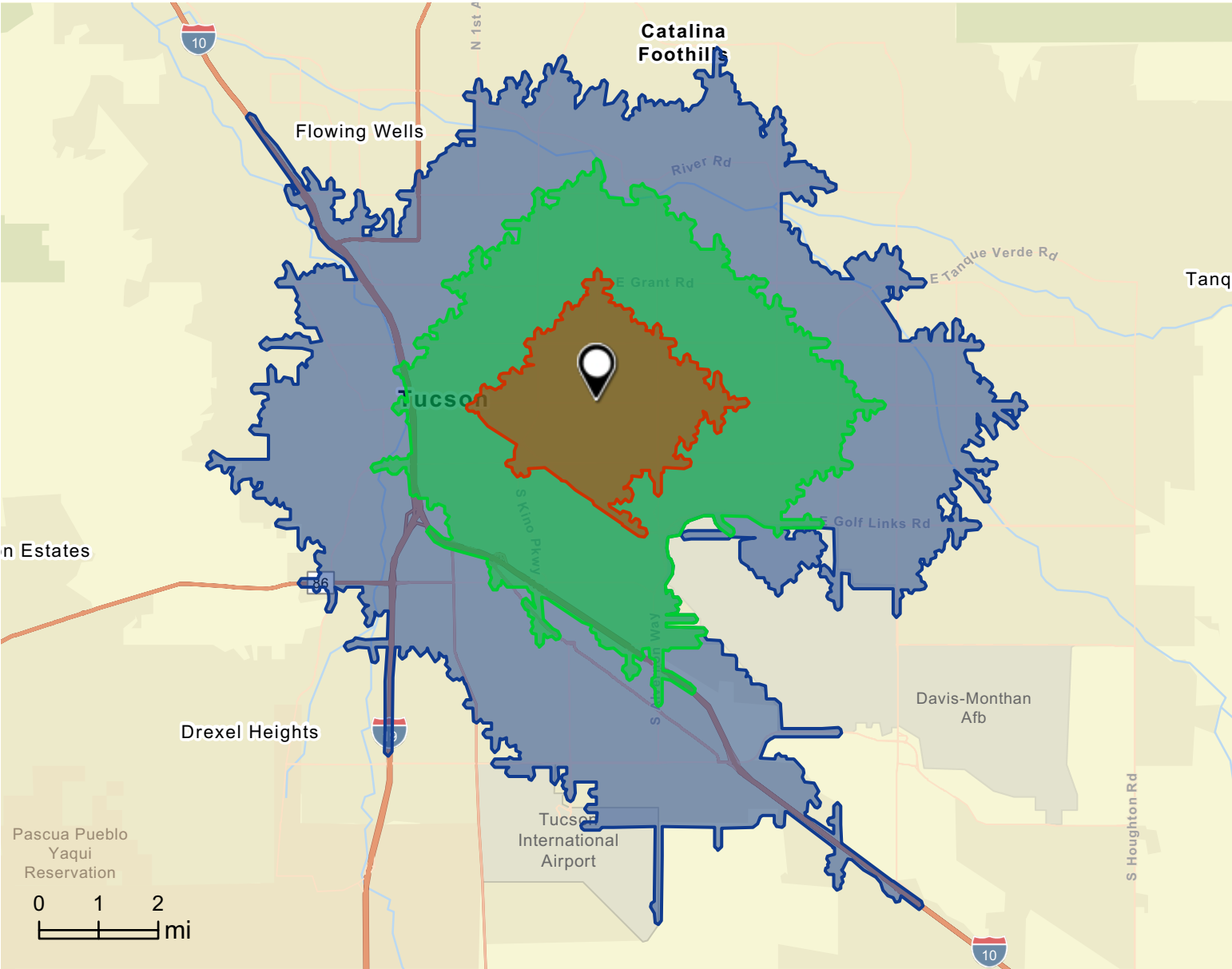
| Households | | | |
|-----------------------------|-------|--------|---------|
| 2010 Total Households | 4,604 | 52,624 | 120,362 |
| 2020 Total Households | 4,678 | 54,428 | 126,750 |
| 2025 Total Households | 5,068 | 56,504 | 130,818 |
| 2030 Total Households | 5,287 | 58,088 | 133,870 |
| 2010-2020 Annual Rate | 0.16% | 0.34% | 0.52% |
| 2020-2025 Annual Rate | 1.54% | 0.72% | 0.60% |
| 2025-2030 Annual Rate | 0.85% | 0.55% | 0.46% |
| 2025 Average Household Size | 1.94 | 2.06 | 2.12 |
| Wealth Index | 87 | 51 | 50 |

| Mortgage Income | 1 mile | 3 miles | 5 miles |
|-------------------------------------|-----------|----------|----------|
| 2025 Percent of Income for Mortgage | 38.4% | 41.6% | 37.9% |
| Median Household Income | | | |
| 2025 Median Household Income | \$79,117 | \$51,225 | \$50,334 |
| 2030 Median Household Income | \$88,248 | \$57,977 | \$57,181 |
| 2025-2030 Annual Rate | 2.21% | 2.51% | 2.58% |
| Average Household Income | | | |
| 2025 Average Household Income | \$105,648 | \$73,630 | \$71,798 |
| 2030 Average Household Income | \$117,157 | \$82,304 | \$80,769 |
| Per Capita Income | | | |
| 2025 Per Capita Income | \$54,385 | \$33,324 | \$32,143 |
| 2030 Per Capita Income | \$61,173 | \$37,875 | \$36,793 |
| 2025-2030 Annual Rate | 2.38% | 2.59% | 2.74% |
| Income Equality | | | |
| 2025 Gini Index | 45.8 | 49.7 | 49.2 |
| Socioeconomic Status | | | |
| 2025 Socioeconomic Status Index | 53.6 | 43.0 | 41.5 |
| Housing Unit Summary | | | |
| Housing Affordability Index | 62 | 57 | 63 |
| 2010 Total Housing Units | 5,152 | 59,428 | 136,272 |
| 2010 Owner Occupied Hus (%) | 51.1% | 38.9% | 42.1% |
| 2010 Renter Occupied Hus (%) | 48.9% | 61.1% | 57.9% |
| 2010 Vacant Housing Units (%) | 10.6% | 11.4% | 11.7% |
| 2020 Housing Units | 5,192 | 60,963 | 139,567 |
| 2020 Owner Occupied HUs (%) | 51.8% | 38.3% | 40.4% |
| 2020 Renter Occupied HUs (%) | 48.2% | 61.7% | 59.6% |
| Vacant Housing Units | 9.8% | 10.7% | 9.2% |
| 2025 Housing Units | 5,531 | 62,845 | 142,869 |
| Owner Occupied Housing Units | 52.5% | 42.0% | 44.6% |
| Renter Occupied Housing Units | 47.5% | 58.0% | 55.4% |
| Vacant Housing Units | 8.4% | 10.1% | 8.4% |
| 2030 Total Housing Units | 5,650 | 64,336 | 145,986 |
| 2030 Owner Occupied Housing Units | 2,933 | 26,297 | 64,374 |
| 2030 Renter Occupied Housing Units | 2,354 | 31,791 | 69,496 |
| 2030 Vacant Housing Units | 363 | 6,248 | 12,116 |

Site Map

Broadway Village.
3052 E Broadway Blvd, Tucson, Arizona, 85716
Drive time: 5, 10, 15 minute radii

Prepared by Esri



Executive Summary

Broadway Village.
3052 E Broadway Blvd, Tucson, Arizona, 85716
Drive time: 5, 10, 15 minute radii



| Population | 5 minutes | 10 minutes | 15 minutes |
|-----------------------|-----------|------------|------------|
| 2010 Population | 32,775 | 159,262 | 363,823 |
| 2020 Population | 32,093 | 157,843 | 365,748 |
| 2025 Population | 32,656 | 158,937 | 366,712 |
| 2030 Population | 32,868 | 160,383 | 368,825 |
| 2010-2020 Annual Rate | -0.21% | -0.09% | 0.05% |
| 2020-2025 Annual Rate | 0.33% | 0.13% | 0.05% |
| 2025-2030 Annual Rate | 0.13% | 0.18% | 0.11% |

| Age | | | |
|-------------------------|------|------|------|
| 2025 Median Age | 38.0 | 35.5 | 36.5 |
| U.S. median age is 39.1 | | | |

| Race and Ethnicity | | | |
|------------------------|-------|-------|-------|
| White Alone | 60.9% | 56.6% | 50.9% |
| Black Alone | 4.6% | 6.4% | 6.0% |
| American Indian Alone | 2.4% | 3.0% | 3.3% |
| Asian Alone | 4.3% | 3.9% | 3.4% |
| Pacific Islander Alone | 0.3% | 0.3% | 0.3% |
| Some Other Race Alone | 9.9% | 13.2% | 17.4% |
| Two or More Races | 17.6% | 16.6% | 18.8% |
| Hispanic Origin | 32.3% | 36.1% | 45.2% |
| Diversity Index | 76.6 | 80.0 | 83.3 |

| Households | | | |
|-----------------------------|--------|--------|---------|
| 2010 Total Households | 15,061 | 67,676 | 147,799 |
| 2020 Total Households | 15,274 | 70,125 | 156,365 |
| 2025 Total Households | 15,796 | 72,632 | 161,482 |
| 2030 Total Households | 16,144 | 74,514 | 165,261 |
| 2010-2020 Annual Rate | 0.14% | 0.36% | 0.56% |
| 2020-2025 Annual Rate | 0.64% | 0.67% | 0.62% |
| 2025-2030 Annual Rate | 0.44% | 0.51% | 0.46% |
| 2025 Average Household Size | 2.00 | 2.05 | 2.18 |
| Wealth Index | 68 | 50 | 53 |

| Mortgage Income | 5 minutes | 10 minutes | 15 minutes |
|-------------------------------------|-----------|------------|------------|
| 2025 Percent of Income for Mortgage | 40.7% | 40.9% | 35.6% |
| Median Household Income | | | |
| 2025 Median Household Income | \$61,540 | \$50,993 | \$51,946 |
| 2030 Median Household Income | \$69,407 | \$57,676 | \$59,715 |
| 2025-2030 Annual Rate | 2.44% | 2.49% | 2.83% |
| Average Household Income | | | |
| 2025 Average Household Income | \$87,462 | \$72,642 | \$73,984 |
| 2030 Average Household Income | \$96,833 | \$81,404 | \$83,658 |
| Per Capita Income | | | |
| 2025 Per Capita Income | \$42,256 | \$33,314 | \$32,601 |
| 2030 Per Capita Income | \$47,463 | \$37,942 | \$37,493 |
| 2025-2030 Annual Rate | 2.35% | 2.64% | 2.84% |
| Income Equality | | | |
| 2025 Gini Index | 47.5 | 49.3 | 48.6 |
| Socioeconomic Status | | | |
| 2025 Socioeconomic Status Index | 46.4 | 43.0 | 41.6 |
| Housing Unit Summary | | | |
| Housing Affordability Index | 59 | 58 | 67 |
| 2010 Total Housing Units | 16,936 | 76,318 | 167,209 |
| 2010 Owner Occupied Hus (%) | 46.4% | 39.8% | 44.7% |
| 2010 Renter Occupied Hus (%) | 53.6% | 60.3% | 55.3% |
| 2010 Vacant Housing Units (%) | 11.1% | 11.3% | 11.6% |
| 2020 Housing Units | 17,136 | 78,017 | 171,752 |
| 2020 Owner Occupied HUs (%) | 46.8% | 39.0% | 42.8% |
| 2020 Renter Occupied HUs (%) | 53.3% | 61.0% | 57.2% |
| Vacant Housing Units | 10.7% | 10.1% | 9.0% |
| 2025 Housing Units | 17,563 | 80,279 | 175,837 |
| Owner Occupied Housing Units | 50.0% | 42.9% | 47.2% |
| Renter Occupied Housing Units | 50.0% | 57.1% | 52.8% |
| Vacant Housing Units | 10.1% | 9.5% | 8.2% |
| 2030 Total Housing Units | 17,857 | 82,101 | 179,707 |
| 2030 Owner Occupied Housing Units | 8,581 | 34,472 | 83,879 |
| 2030 Renter Occupied Housing Units | 7,563 | 40,042 | 81,382 |
| 2030 Vacant Housing Units | 1,713 | 7,587 | 14,446 |