

# REMODEL COMPLETE

## BROADWAY PLACE WEST OF THE NWC BROADWAY BLVD/WILMOT TUCSON, ARIZONA



**SPACE AVAILABLE:** 800 SF and up  
**LEASE RATES:** \$8.00-\$16.00/SF, NNN  
**ZONING:** C-1  
**TYPES OF SPACE:** Retail and office

**Office Space on  
Second Floor  
\$5.00/SF, NNN!**

*Exclusively Represented By:*  
**RICK BORANE**  
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**520-326-3200**

This retail shopping center offers a rare opportunity for a national, regional, or local retailer to locate along Broadway Boulevard, Tucson's main east-west arterial and retail hub. There is a tremendous amount of retail activity, with many national chain retailers and restaurants located along Broadway Boulevard. Broadway Place is directly across from Park Place, one of Tucson's largest regional malls. Park Place is anchored by Dillard's, Macy's, Borders, Sears, and a 20-screen Century Theatre. Adjacent to the west of Broadway Place is Cost Plus and Best Buy. In addition to the national retailers located in this area, there is over one million square feet of office space in the immediate trade area.

**Major retailers in the area include:**

**Barnes & Noble**  
**Best Buy**  
**BevMo**  
**Borders**

**Century Theatres**  
**Cost Plus**  
**Dillard's**  
**Home Depot**

**Macy's**  
**Michael's**  
**OfficeMax**  
**Party City**

**Petco**  
**Pier One**  
**Ross**  
**Sears**

**Staples**  
**Target**  
**TJ Maxx**  
**Toys "R" Us**

### DEMOGRAPHIC HIGHLIGHTS:

<i>2010 Estimates</i>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>	<u>10 Miles</u>
<b>Population:</b>	12,509	128,652	275,573	451,670	654,764
<b>Avg. HH Income:</b>	\$57,903	\$51,809	\$57,535	\$58,469	\$59,593
<b># of Employees:</b>	16,306	82,377	140,864	253,996	334,479

*Source: Applied Geographic Solutions/TIGER Geography, April 2010*

### TRAFFIC COUNTS:

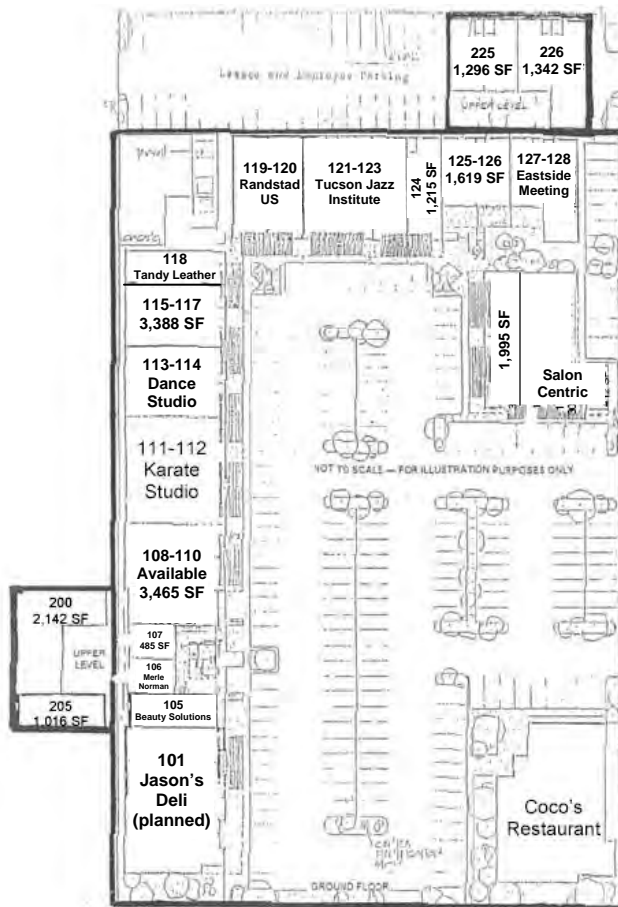
53,000 avg. cars per day on  
Broadway Blvd

*Source: Pima Association of Gov-  
ernments, 2007 Traffic Count Map*



The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein.

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SITE PLAN NOT TO SCALE — FOR ILLUSTRATION PURPOSES ONLY.

Broadway Blvd