

# 1821 E. BROADWAY BLVD

TUCSON, AZ 85719



For Lease | Former Starbucks with Drive-Thru

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## RETAIL SPACE

1,500 SF- Freestanding (can be expanded)

## LEASE RATE

Upon Request

## TRAFFIC COUNT

Broadway Blvd: 29,121 vpd (2019)

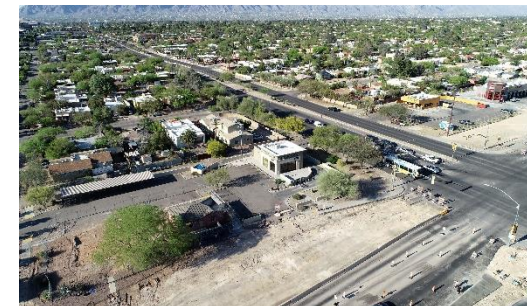
Campbell Ave: 38,484 vpd (2019)

## NEIGHBORING TENANTS

Safeway, Carl's Jr, UPS Store, & More

## COMMENTS

- Former Starbucks with drive -thru
- Walking distance to the University of Arizona
- Highest profile intersection in Tucson
- Great signage and visibility
- Gateway to Downtown Tucson
- New drive through lane configuration coming



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION



TOTAL RETAIL  
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	16,009	\$33,085	16,009	\$110,549
3 Miles	129,200	\$32,985	129,200	\$1,200,592
5 Miles	319,104	\$32,985	319,104	\$2,511,504

**Greg Furrier / Principal / gfurrier@picor.com / +1 520 546 2735**

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AERIAL (APRIL 2020)



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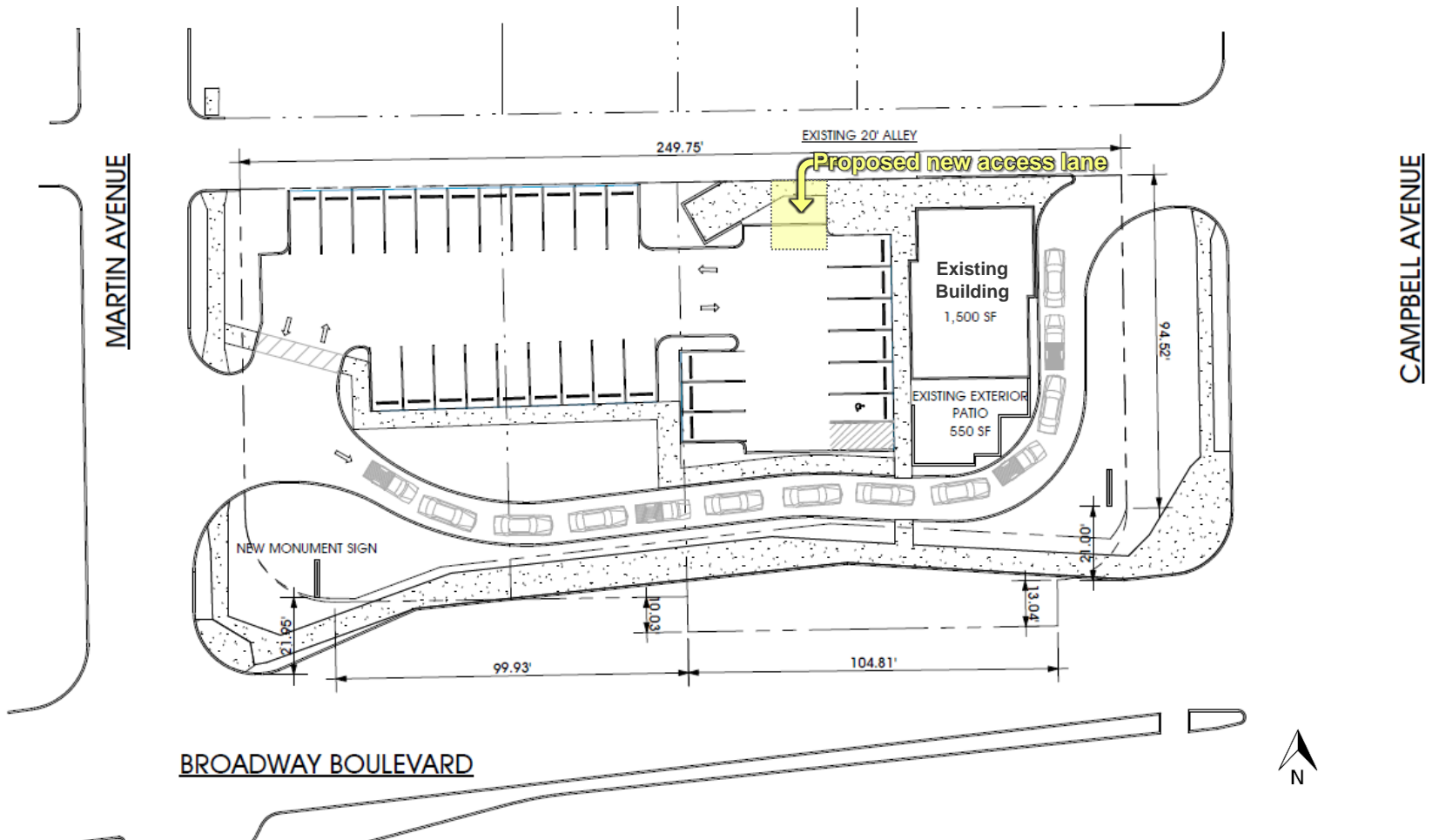


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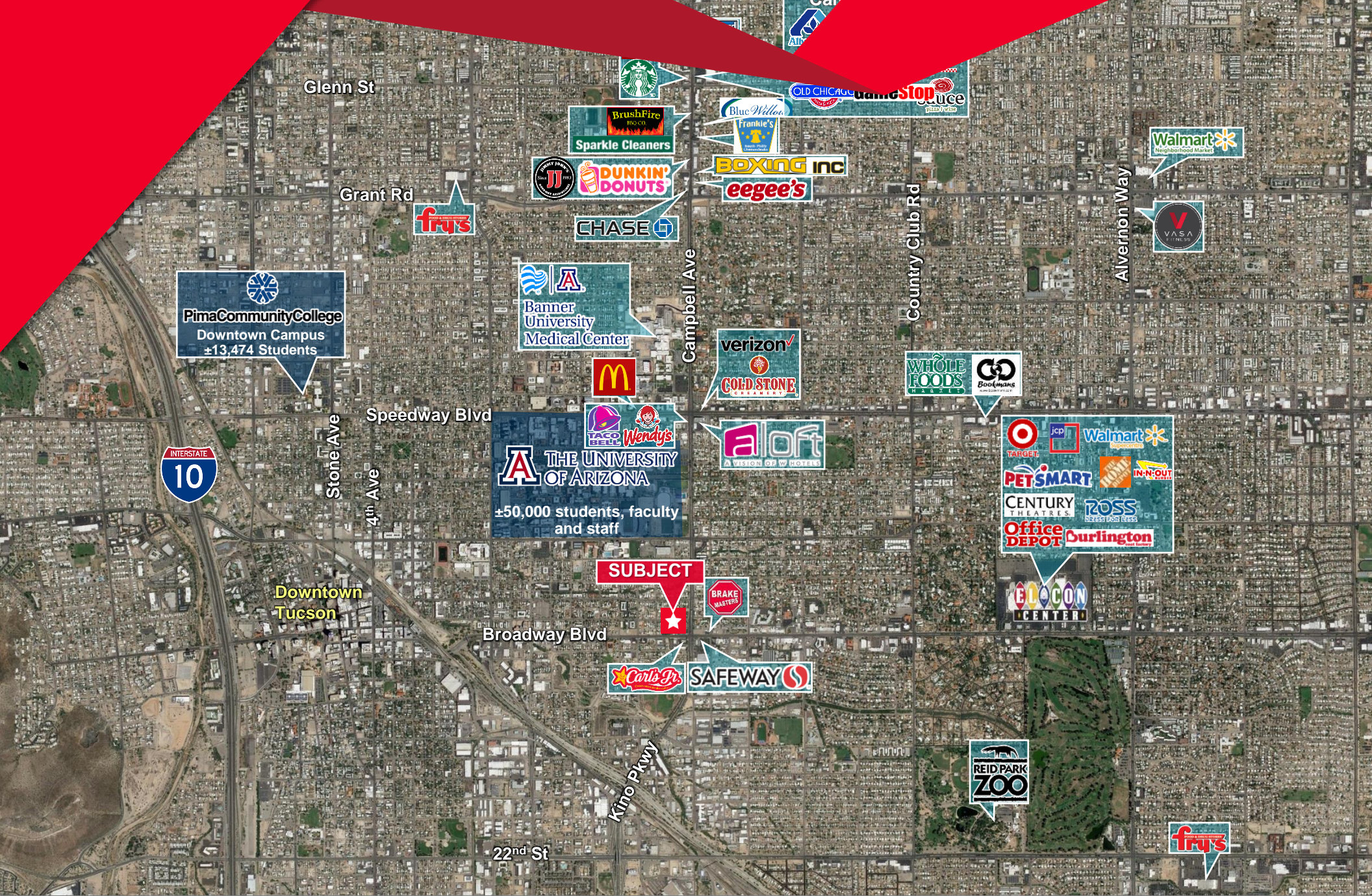
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## PROPOSED SITE PLAN



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