

7050 E. BROADWAY BLVD

SWC BROADWAY BLVD & KOLB RD, TUCSON, AZ



CUSHMAN &
WAKEFIELD



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For Lease | Retail Space Available

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THE CENTER
OF RETAIL



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WAKEFIELD



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RETAIL SPACE

4,270 SF (Can be demised)

LEASE RATE

Upon Request

ZONING

C-2, City of Tucson

TRAFFIC COUNTS

Broadway Blvd: 39,818 vpd (18)

Kolb Rd: 45,880 vpd (19)

NEIGHBORING TENANTS

Floor & Décor, DSW, Home Goods, JoAnn, Michael's, Home Depot, Bealls Outlet, In-N-Out Burger, Park Place Mall & more

COMMENTS

- One of the top five highest traffic volume intersections in the metropolitan area
- Close proximity to major employment such as St. Joseph's Hospital (Carondelet), William's Center, and the Wilmot office corridor, which are a major boost to lunch time business



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	12,618	\$56,300	11,072	\$134.44 M
3 Miles	125,115	\$56,486	57,578	\$1.31 B
5 Miles	237,923	\$62,135	97,416	\$2.61 B

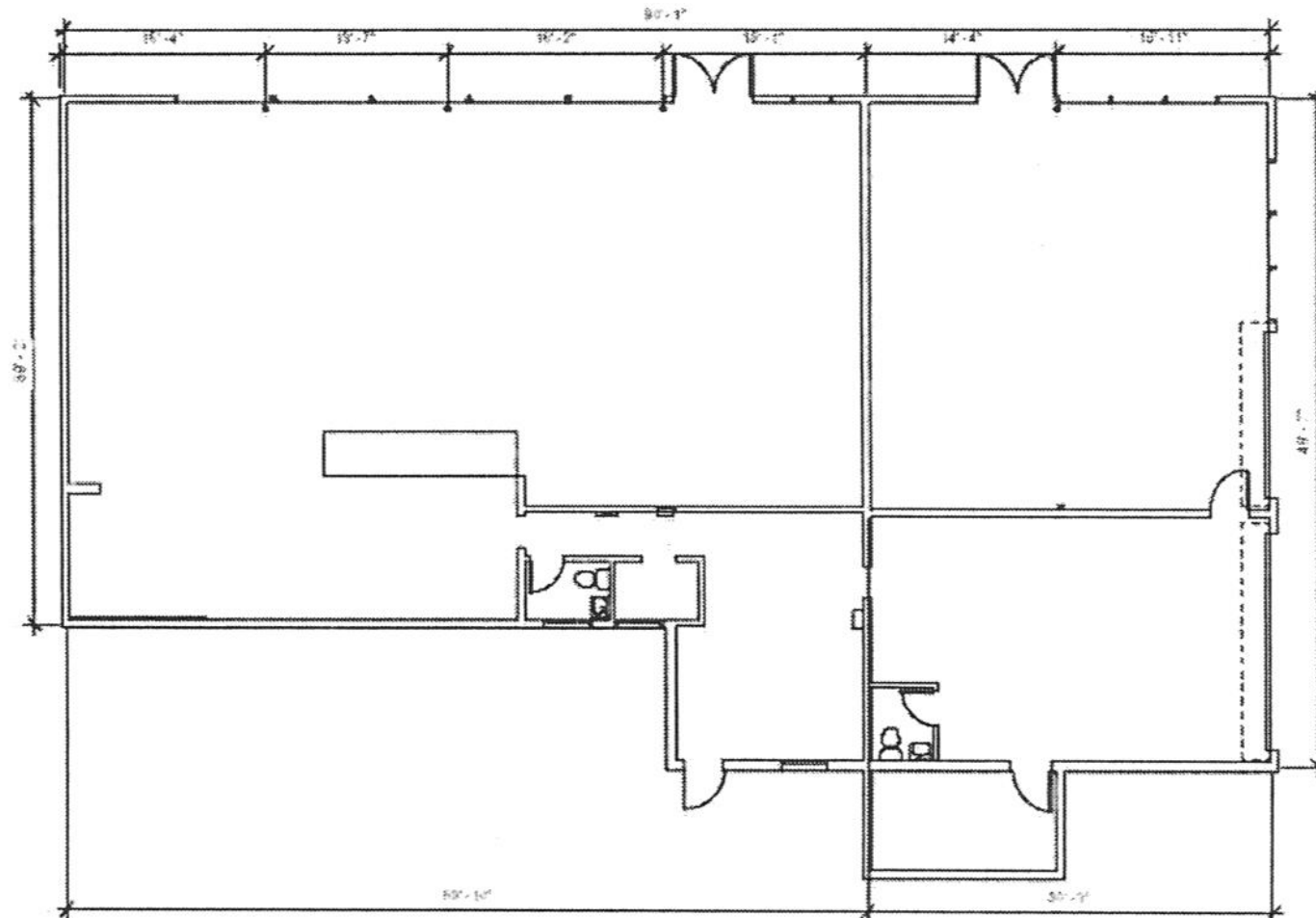
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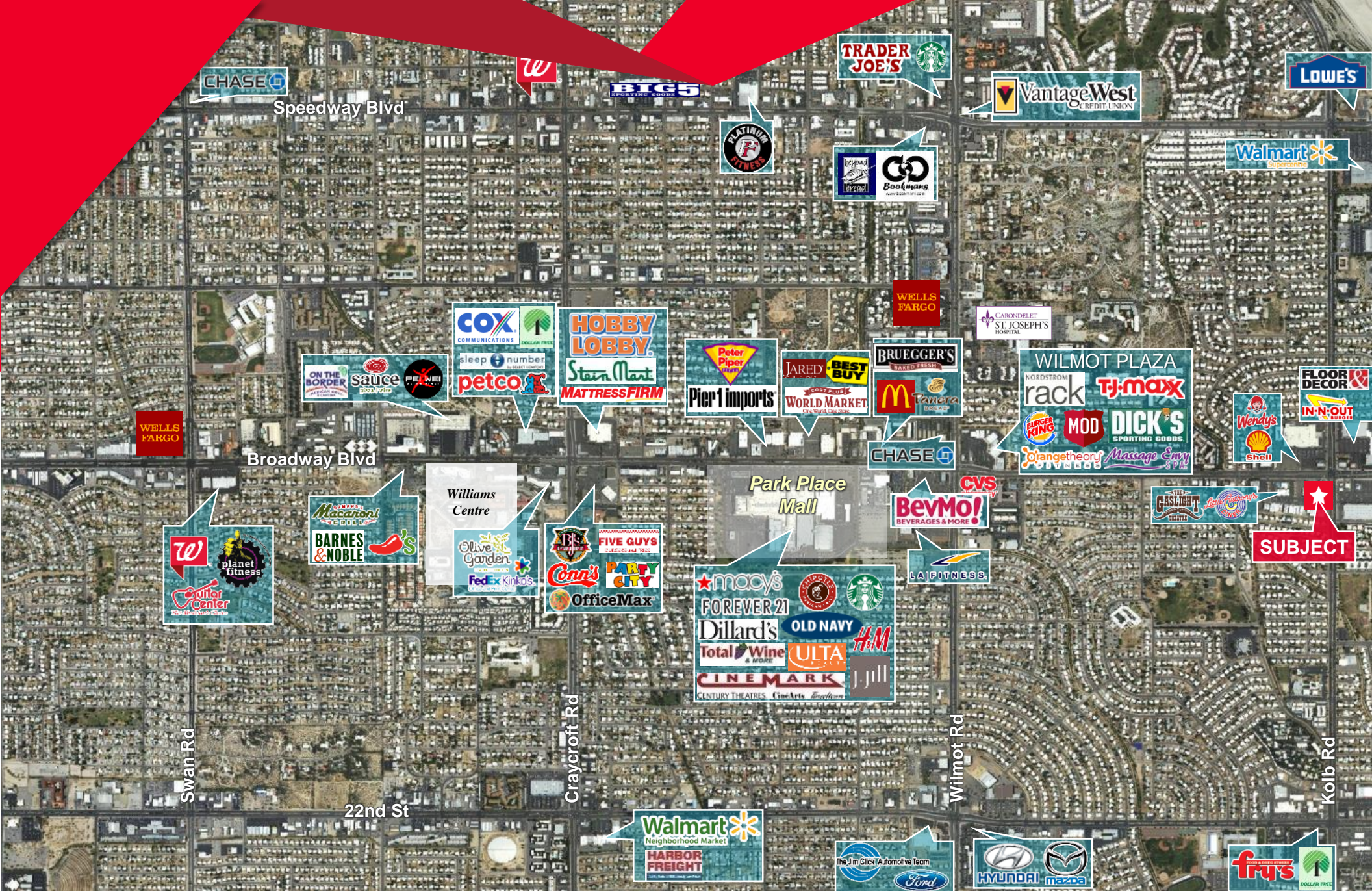
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FLOOR PLAN



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A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client.

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