

# 3805 E. BROADWAY BLVD

TUCSON, AZ 85716



For Lease | Freestanding Building with Drive-Thru & Dedicated Parking

WE ARE  
THE CENTER  
OF RETAIL



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WAKEFIELD



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# 3805 E. BROADWAY BLVD

TUCSON, AZ 85716

## RETAIL SPACE

6,658 SF Building

## LEASE RATE

Upon Request

## LOT SIZE

41,684 SF (0.956 acres)

## PARCEL NOS.

125-17-032A, 125-17-0300,  
125-17-0310

## COMMENTS

- Premiere location and the **only** available free standing building adjacent to El Con Mall on the north side of Broadway Blvd across from Randolph Park
- Located between El Con Mall and the major intersection of Broadway Blvd & Alvernon Way
- The median cut on Broadway supplies direct ease of access for east bound traffic
- Established excellent monument signage as well as direct building signage
- Considerable dedicated building parking located on the north side of building (30 surface spaces)



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION



TOTAL RETAIL  
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	9,305	\$65,539	7,600	\$113.9 M
3 Miles	126,080	\$51,422	99,969	\$1.15 B
5 Miles	297,183	\$53,833	210,803	\$2.78 B

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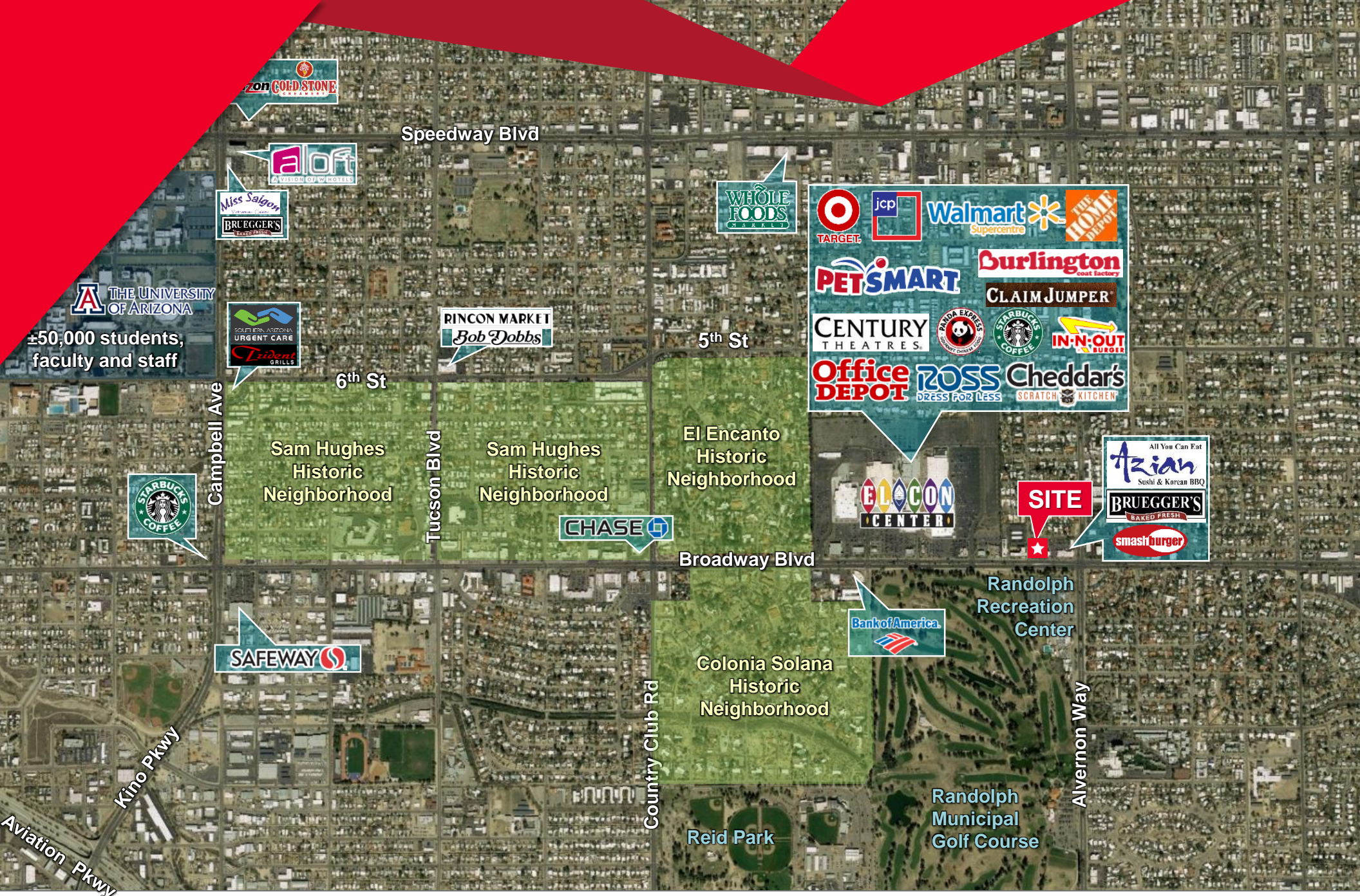
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## AERIAL MAP



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