

SILVERADO PLAZA

SEC BROADWAY BLVD & HOUGHTON RD



For Lease | Grocery Anchored Shopping Center

WE ARE
THE CENTER
OF RETAIL



Natalie Furrier / nfurrier@picor.com / +1 520 955 7663
Greg Furrier / gfurrier@picor.com +1 520 909 6111
PICOR.COM



CUSHMAN &
WAKEFIELD



PICOR

SILVERADO PLAZA

SEC BROADWAY & HOUGHTON RD

RETAIL SPACE

1,050± SF, 2,311± SF

LEASE RATE

Contact Agent

NNN CHARGES

\$6.38 / SF

ZONING

C-1

NEIGHBORING TENANTS

Safeway, Wells Fargo, Magpies Gourmet Pizza, Precise Dental, Subway, & More

COMMENTS

- Directly across from Galaxy Luxury Theatre
- High population and income demographics
- Limited opportunity at intersection
- Traffic counts on Houghton Rd 16,544 VPD (2021), Broadway Blvd 18,275 VPD (2021)



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	8,855	\$102,763	1,120	\$128.7 M
3 Miles	60,453	\$83,739	10,494	\$786.06 M
5 Miles	142,054	\$79,316	34,899	\$1.8 B

Natalie Furrier / nfurrier@picor.com / +1 520 955 7663
Greg Furrier / Principal / gfurrier@picor.com / +1 520 909 6111

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
 3/13/2023
 Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



CUSHMAN &
WAKEFIELD

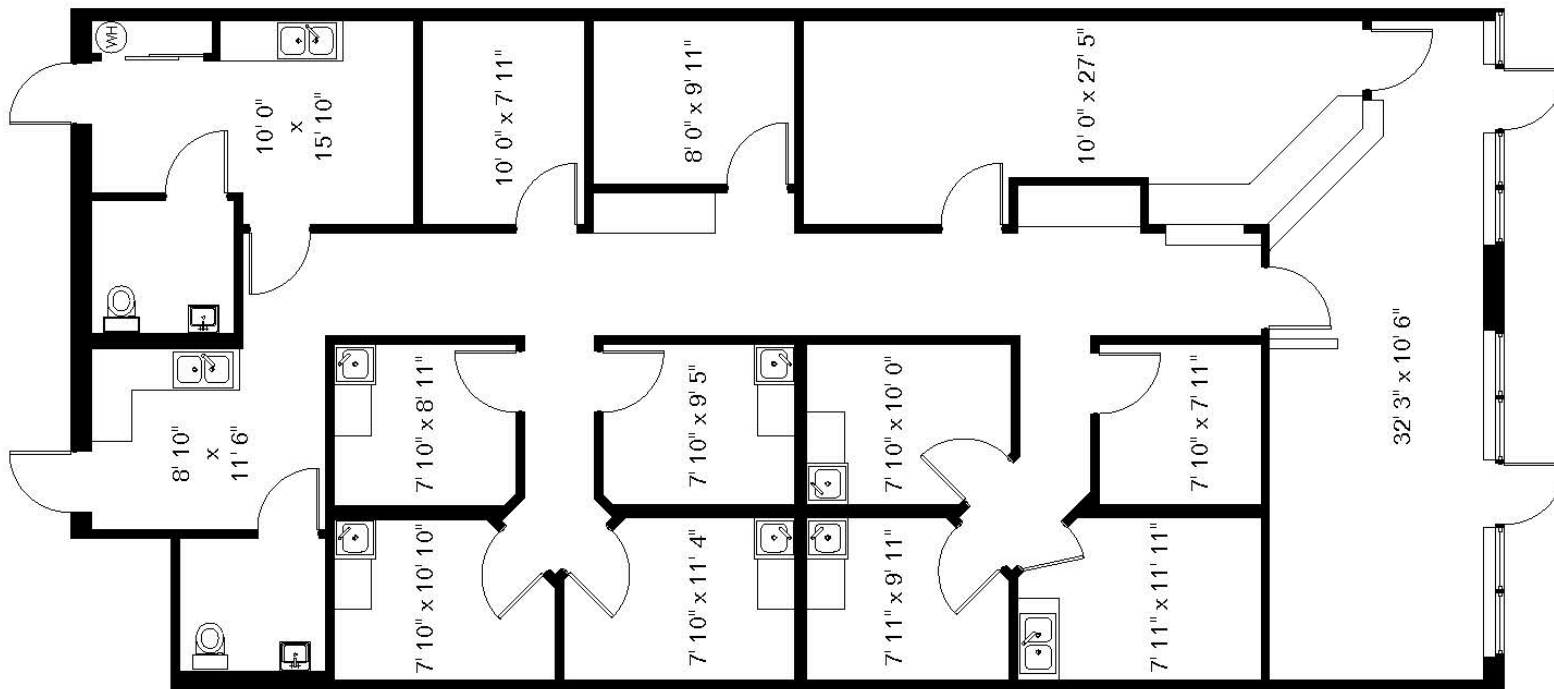


PICOR

SILVERADO PLAZA

SEC BROADWAY & HOUGHTON RD

FLOOR PLAN – SUITE 101/107 – 2,311 SF



Natalie Furrier / nfurrier@picor.com / +1 520 955 7663
Greg Furrier / Principal / gfurrier@picor.com / +1 520 909 6111

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
3/13/2023
Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



CUSHMAN &
WAKEFIELD

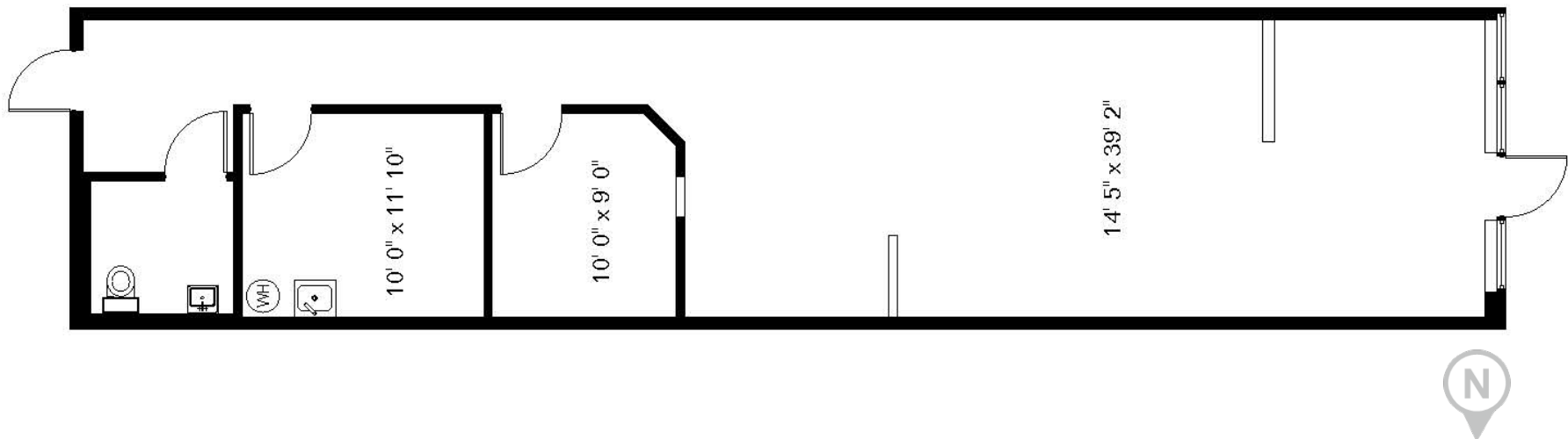


PICOR

SILVERADO PLAZA

SEC BROADWAY & HOUGHTON RD

FLOOR PLAN – SUITE 167 – 1,050 SF



Natalie Furrier / nfurrier@picor.com / +1 520 955 7663
Greg Furrier / Principal / gfurrier@picor.com / +1 520 909 6111

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
3/13/2023
Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



CUSHMAN &
WAKEFIELD



PICOR

SILVERADO PLAZA

SEC BROADWAY & HOUGHTON RD

PROPERTY PHOTOS



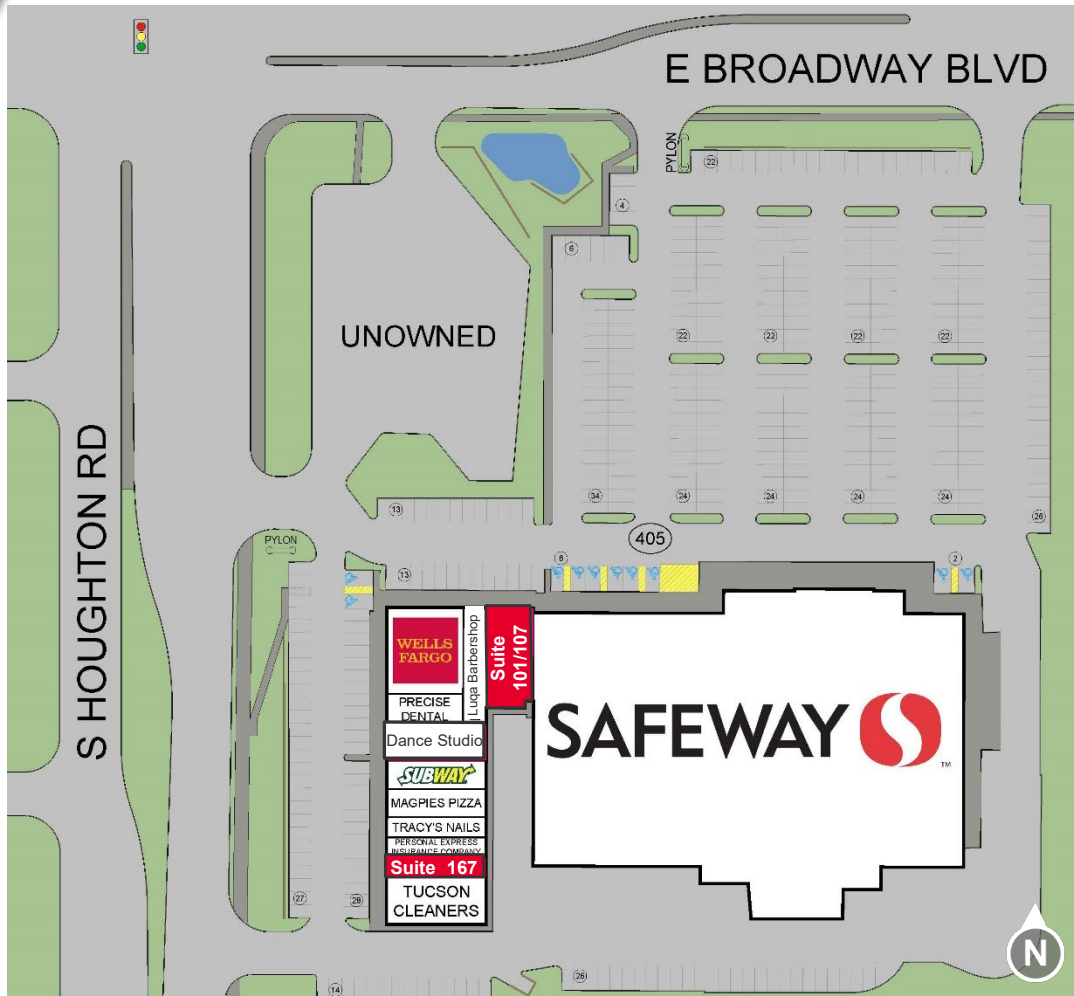
Natalie Furrier / nfurrier@picor.com / +1 520 955 7663
Greg Furrier / Principal / gfurrier@picor.com / +1 520 909 6111

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
3/13/2023
Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

SILVERADO PLAZA

SEC BROADWAY & HOUGHTON RD

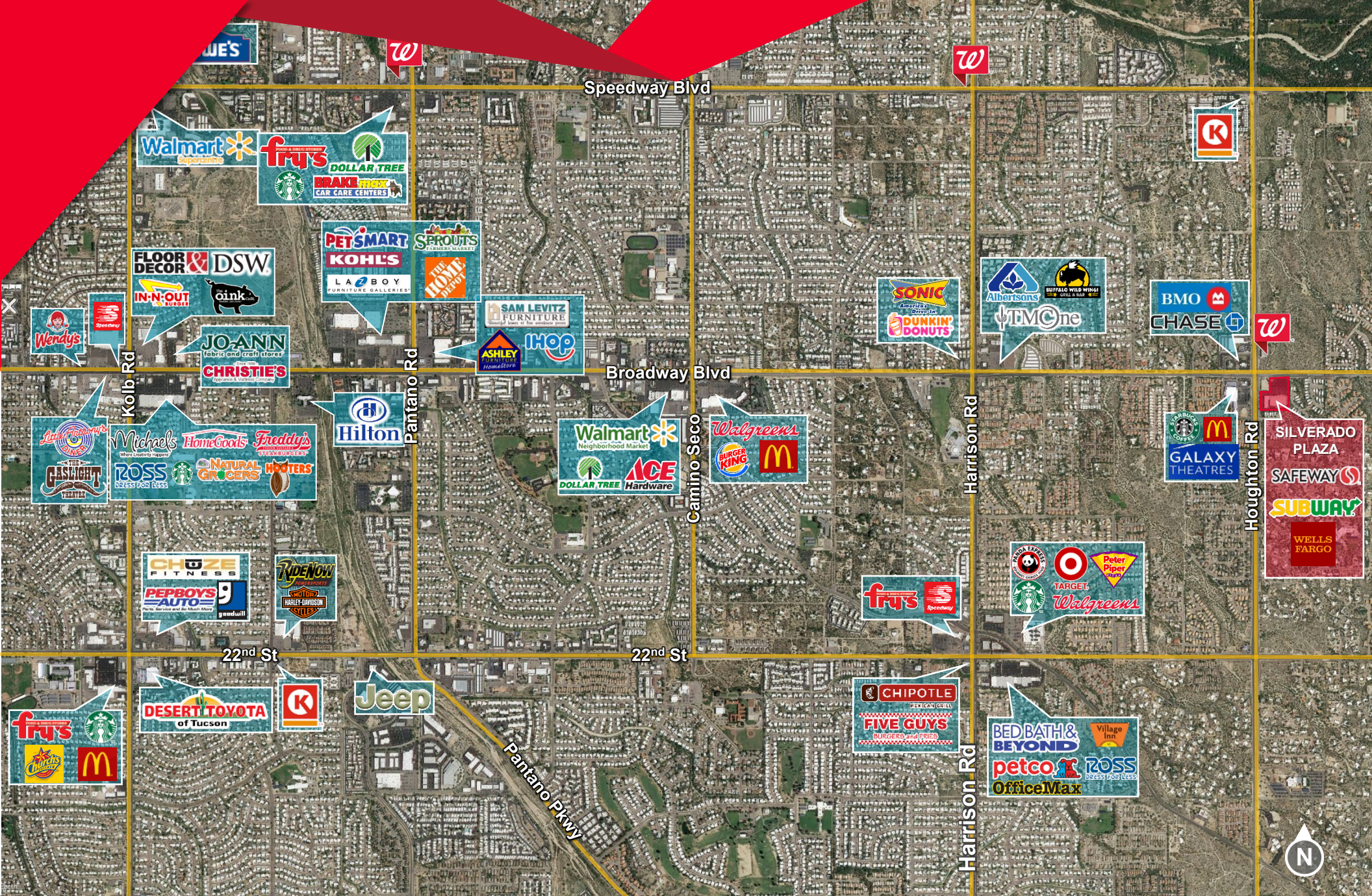
SITE PLAN



Suite	Tenant	Size (SF)
A1	Safeway	60,000
101/107	AVAILABLE	2,311
113	Luqa Barbershop	1,220
119	Wells Fargo Bank	3,090
125	Precise Dental	1,170
137	Dance Studio	1,750
143	Subway	1,400
149	Magpies Pizza	1,400
156	Tracy's Nails	1,050
161	Personal Express Insurance	1,046
167	AVAILABLE	1,050
173	Tucson Cleaners	2,199

Natalie Furrier / nfurrier@picor.com / +1 520 955 7663
 Greg Furrier / Principal / gfurrier@picor.com / +1 520 909 6111

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
 3/13/2023
 Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



Natalie Furrier / nfurrier@picor.com / +1 520 955 7663
Greg Furrier / Principal / gfurrier@picor.com / +1 520 909 6111



WE ARE THE CENTER OF RETAIL

PICOR.COM

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.

3/13/2023