

SAN CLEMENTE SHOPPING CENTER

NWC Broadway & Alvernon | Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR

FOR LEASE

END CAP SPACE
AVAILABLE

Broadway Blvd 45,597 VPD (2023)

Alvernon Way 31,780 VPD (2023)

CLICK TO VIEW
AERIAL TOUR

SAN CLEMENTE SHOPPING CENTER

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PROPERTY DETAILS

Available	1,524 SF
Lease Rate	Contact Agent
Zoning	C-1, City of Tucson
Address	3827-3853 E. Broadway Blvd Tucson AZ 85716

NEIGHBORING TENANTS

Subway, UPS, Azian Restaurant, Nail Salon, Red Wing Shoes, The Lash Place, Smashburger, Bruegger's, UPS & more

HIGHLIGHTS

- Strip center offers excellent visibility, parking & signage on one of Tucson's busiest retail & office corridors
- Centrally located between El Con Mall and Park Place Mall on Broadway

TRAFFIC COUNTS

Broadway Blvd	45,597 VPD (2023)
Alvernon Way	31,780 VPD (2023)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	9,569	\$90,813	5,361
3 Miles	124,795	\$76,570	65,554
5 Miles	290,966	\$77,869	160,062



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3/11/2025*

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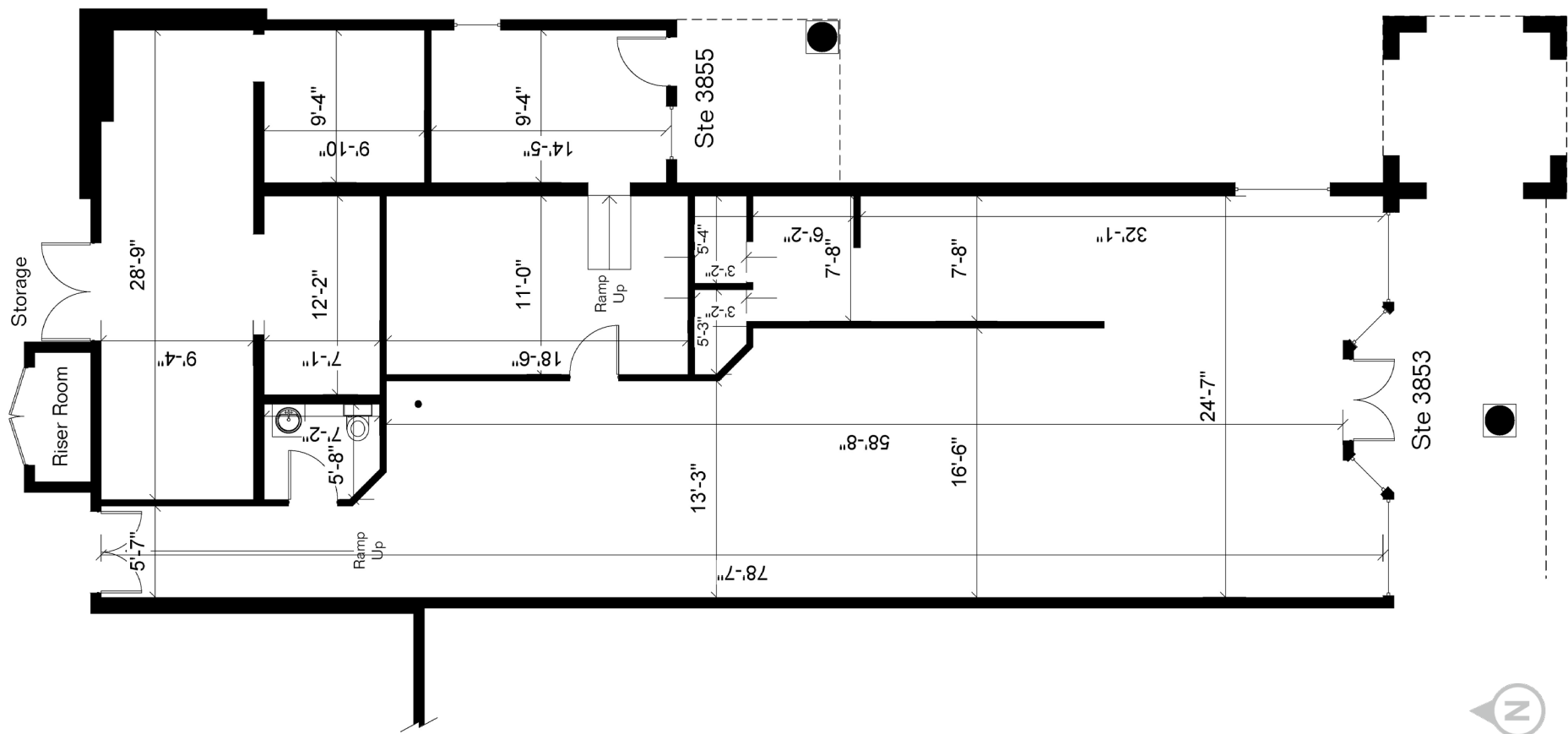
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FLOOR PLAN



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SITE PLAN



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The map displays the Park Place Mall area in San Jose, CA, with a grid of streets and various commercial and residential zones. Key roads include Speedway Blvd, Broadway Blvd, Alvernon Way, Swan Rd, Craycroft Rd, Wilmot Rd, and 22nd St. Major commercial centers are marked with logos for Walmart, Target, McDonald's, and others. A red star on Broadway Blvd indicates a specific location with a 45,597 VPD (2023) for that area. The map also shows surrounding residential areas and a north arrow in the bottom right corner.

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