

VILLAGE ON BROADWAY

2900 E. BROADWAY BLVD, TUCSON, AZ 85716

For Lease | Retail and Office



WE ARE
THE CENTER
OF RETAIL



Andy Seleznov, CCIM / aseleznov@picor.com / +1 520 546 2775
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RETAIL

*Suite 116: \pm 2,880 SF

*Suite 113/114: \pm 3,322 SF

**Can be combined to \pm 6,202 SF*

OFFICE

Suite 270 – 2nd Floor Office: \pm 1,686

-Comes with 7 office spaces

LEASE RATE

Suite 116: \$10.00/SF

Suite 113/114: \$12.00/SF

Suite 270 – 2nd Floor Office: \$10.00/SF

NNN CHARGES

Est \$3.90/SF

NEIGHBORING TENANTS

Sushi Garden, Natural Grocers, Chase, Walmart, Home Depot, Target, Century Theatres, JC Penny & many more

COMMENTS

- This attractive center is conveniently located on prime east/west corridor Broadway Boulevard
- This is an exceptional opportunity for a highly visible retail/service space in this busy retail hub near El Con Center
- Zoned C-2, City of Tucson
- Traffic Counts: Broadway Blvd: 38,139 VPD (2022)

NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 DAYTIME POPULATION	 TOTAL RETAIL EXPENDITURE
1 Mile	9,333	\$84,559	7,156	\$133.13 M
3 Miles	122,626	\$56,279	88,425	\$1.16 B
5 Miles	295,913	\$56,136	191,290	\$2.75 B



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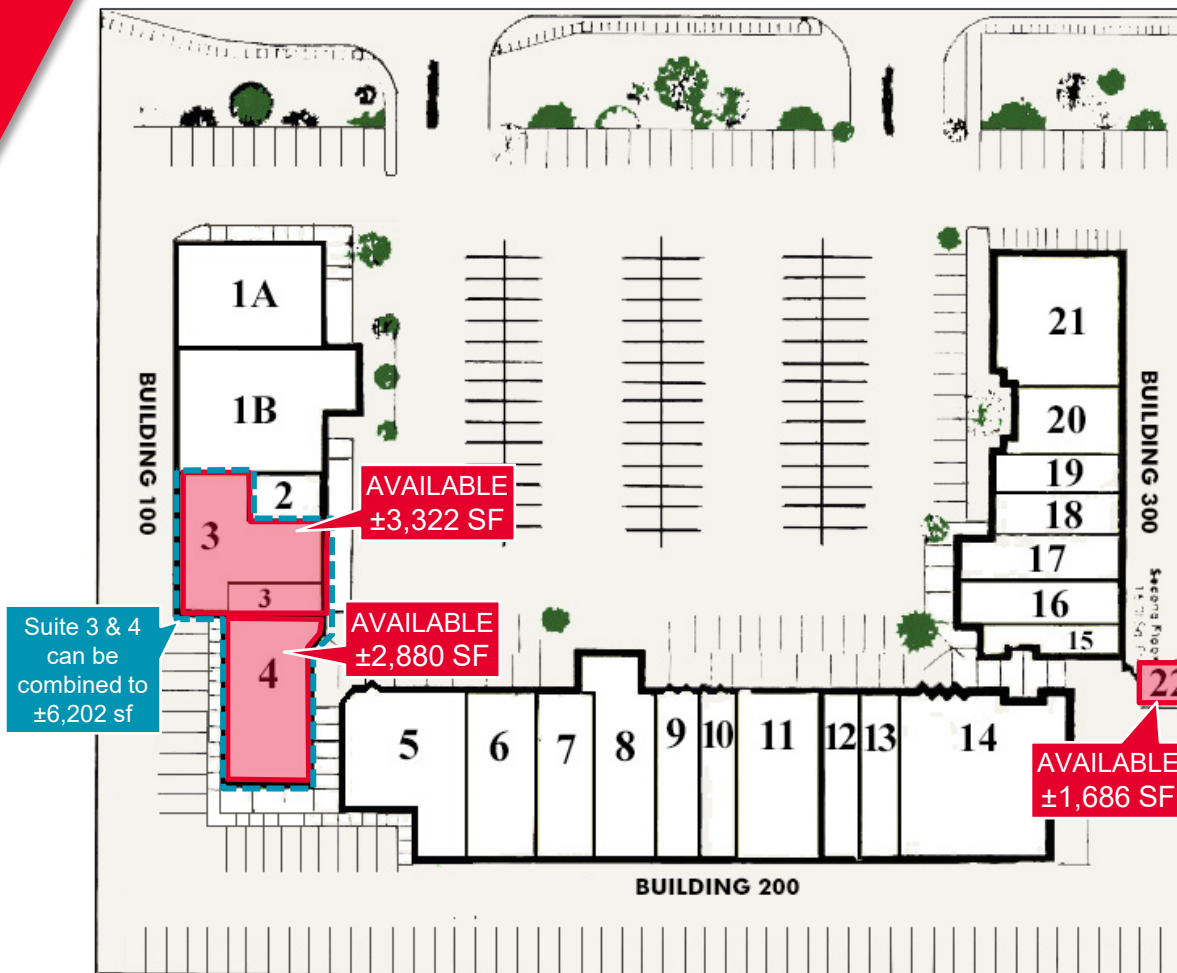


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SITE PLAN



#	Suite	Tenant	SF
1A	100	PacMail	2,310
1B	102	Poster Warehouse/Framed To Perfection	4,273
2	108	R&J Jewelry	500
3	113/114	AVAILABLE (can be combined with Suite 4 to ±6,202 SF)	3,322
4	116	AVAILABLE (can be combined with Suite 3 to ±6,202 SF)	2,880
5	118	Resilient Fitness	3,000
6	128	Arizona Physical Therapy	1,475
7	132	Arizona Physical Therapy	1,781
8	134	Otaku Nation	2,296
9	138	Pilates Quest	1,190
10	142	PetWell Clinic	1,190
11	146	Prosense- Consumer Research	1,750
12	150	Allstate Insurance	1,085
13	154	PW Storage	1,265
14	154	Laff's Comedy Club	5,092
15	168	Acupuncture	695
16	170	Acupuncture	1,255
17	174	#1 Nail	1,400
18	178	#1 Nail	560
19	182	Intermountain Staffing	1,000
20	186	Korean Restaurant	1,140
21	190	Job Agency	3,398
22	270	AVAILABLE - OFFICE (2ND FLOOR) (comes with 7 office spaces)	1,686

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