

OFFICE


1,400 SF Office Space
Lease Rate: \$11.00/SF Modified Gross
(plus utilities)

Property Highlights

- Four offices and a large bull pen
- Broadway Boulevard signage
- Located between El Con Mall and Park Place Mall, offering easy access to all of the restaurant and retail amenities that Broadway Boulevard has to offer

Demographics 2018 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population Density	12,929	117,099	271,406
Households	5,904	53,911	122,477
Avg. Household Income	\$67,649	\$57,685	\$60,043
Daytime Employment	11,687	78,845	186,512
Total Retail Expenditure	\$152 M	\$1.24 B	\$2.89 B

Traffic Counts

24-hr. two-way volume of average weekday traffic.
Source: Pima Association of Governments

Broadway Blvd	40,065 VPD
Swan Rd	27,583 VPD

Ryan McGregor
Office Properties
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Trade Map

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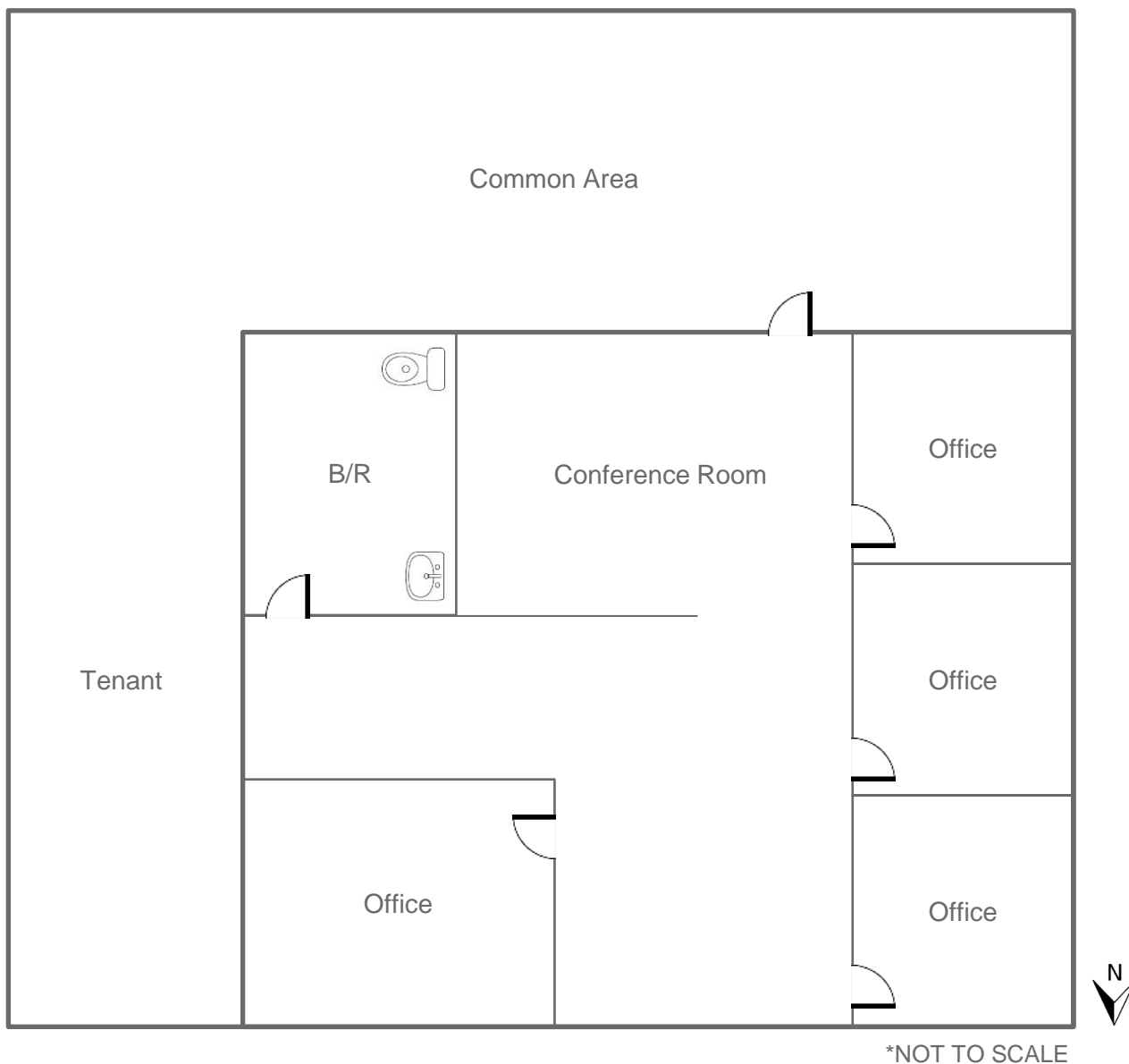
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Floor Plan

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4/9/2019