



COMMERCIAL RETAIL ADVISORS, LLC

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BROADWAY VILLAGE



Property Description

Location: SWC of Broadway Blvd. & Country Club Rd., Tucson, AZ
Spaces Available: 892 SF
Lease Rate: 26.00/SF/YR, NNN
Triple Net Charges: \$6.84/SF/YR (estimated), Plus \$1.00/SF/YR HVAC Maintenance

Demographic Highlights

2017 Estimates	1 MI	3 MI	5 MI
Population:	9,813	129,317	301,881
Households:	4,745	53,710	122,488
Average HH Income:	\$71,934	\$47,468	\$47,284

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2010)

Traffic Count

Broadway Blvd.:	44,000 VPD (2012)
Country Club Rd:	22,000 VPD (2012)
Total:	66,000 VPD

Source: Pima Association of Governments 2012

Highlights

- ◆ Broadway Village is a Tucson historical and architectural landmark, designed and built in 1939 by the famous Josias Joesler;
- ◆ A 37,000 SF retail specialty center surrounded by historic and affluent neighborhoods such as El Encanto, Colonia Solano, Broadmoor and Sam Hughes;
- ◆ Retailers include Natural Grocers, Sushi Garden, Goldberg & Osborne, Bisbee Breakfast Club, Barrio Bread, Falora Pizza, Avenue Boutique, The Village Salon, Session Yoga, Sidecar, and Cashew Cow;
- ◆ ½ to 2 miles from central city landmarks El Con Mall, Randolph Park, Reid Park, the University of Arizona and downtown Tucson;
- ◆ Restoration and expansion program is nearly completed to bring Broadway Village back to its former Spanish Colonial luster.
- ◆ Natural Grocers, a 57-year old, 112 store organic grocery store chain opened a 14,524 square foot store in March 2016.

For information contact Owner/Agent:

Craig Finrock, CCIM, CRX, CLS
Designated Broker
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ADDRESS	TENANT	TYPE	SF
120 S. Country Club Rd	The Village Salon	Beauty Salon	2,119
3052 E. Broadway Blvd	Goldberg & Osborne	Office	2,899
3050 E. Broadway Blvd	Avenue Boutique	Women's Fashion	1,336
3048 E. Broadway Blvd	Sushi Garden	Restaurant	5,872
3016 E. Broadway Blvd	Natural Grocers	Grocer	14,524
3000 E. Broadway Blvd	Falora Pizza	Restaurant	1,108
2936 E. Broadway Blvd	Bisbee Breakfast Club	Breakfast Restaurant	4,349
14 S. Eastbourne Ave	AVAILABLE		892
16 S. Eastbourne Ave	Cashew Cow	Frozen Dessert Shop	818
18 S. Eastbourne Ave	Barrio Bread	Bakery	1,051
123 S. Eastbourne Ave	Session Yoga	Yoga Studio	1,448
139 S. Eastbourne Ave	Sidecar	Bar/Lounge	963



* Please do not disturb tenant.

Broadway Boulevard

