



AVAILABLE SPACE

- \$10.00/SF, NNN
- NNN charges currently estimated at \$3.00/SF
- 4,076 SF building (per Assessor)
- 8,159 SF of land (per Assessor)
- APN 128-03-0050

HIGHLIGHTS

In the heart of the Park Place Mall regional trade area! This retail building has outstanding frontage and visibility on Broadway Boulevard, approximately 245 feet west of the west entrance to Park Place Mall. It benefits from surrounding restaurants and retailers such as Macy's, Longhorn Steakhouse, Habit Burger (planned), Blaze Pizza, El Pollo Loco, Yard House, Hobby Lobby, Stein Mart, Sears, Total Wine, Dillard's, Forever XXI, Applebee's, Red Lobster, Best Buy, Cost Plus World Market, Pier 1 Imports, Century Theatres, LA Fitness, Texas Roadhouse, Bevmo, Tuesday Morning, and Famous Footwear.

DEMOGRAPHICS

(2017 estimates)	1 Mile	3 Miles	5 Miles
Population	9,974	119,789	256,546
Avg. HH Income	\$61,556	\$52,018	\$57,226
Total employees	16,001	76,140	143,011

Source: Applied Geographic Solutions/TIGER Geography, April 2017

TRAFFIC COUNTS

Broadway Blvd: 46,932 avg. cars per day (2014)

Source: Pima Association of Governments, Traffic Volumes Database

Exclusively represented by

JERAMY PRICE

jprice@volkco.com

520.326.3200



Not to scale - for illustration only. All sizes, dimensions, parcel boundaries, and locations of the buildings, parking, entrances and common areas shown are approximate and should be verified by Tenant. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas.

