

Exclusively represented by

JERAMY PRICE

jprice@volkco.com

520.326.3200



AVAILABLE SPACE

SIZE	RENT
2,450 SF (per floor plan)	\$2,800/month, gross

HIGHLIGHTS

- Excellent Broadway exposure to over 40,000 acpd
- Ample parking

NEARBY TENANTS



DEMOGRAPHICS

(2017 estimates)	1 Mile	3 Miles	5 Miles
Population	10,710	124,881	240,929
Avg. HH Income	\$66,671	\$55,208	\$60,071
Total employees	8,548	61,864	102,647

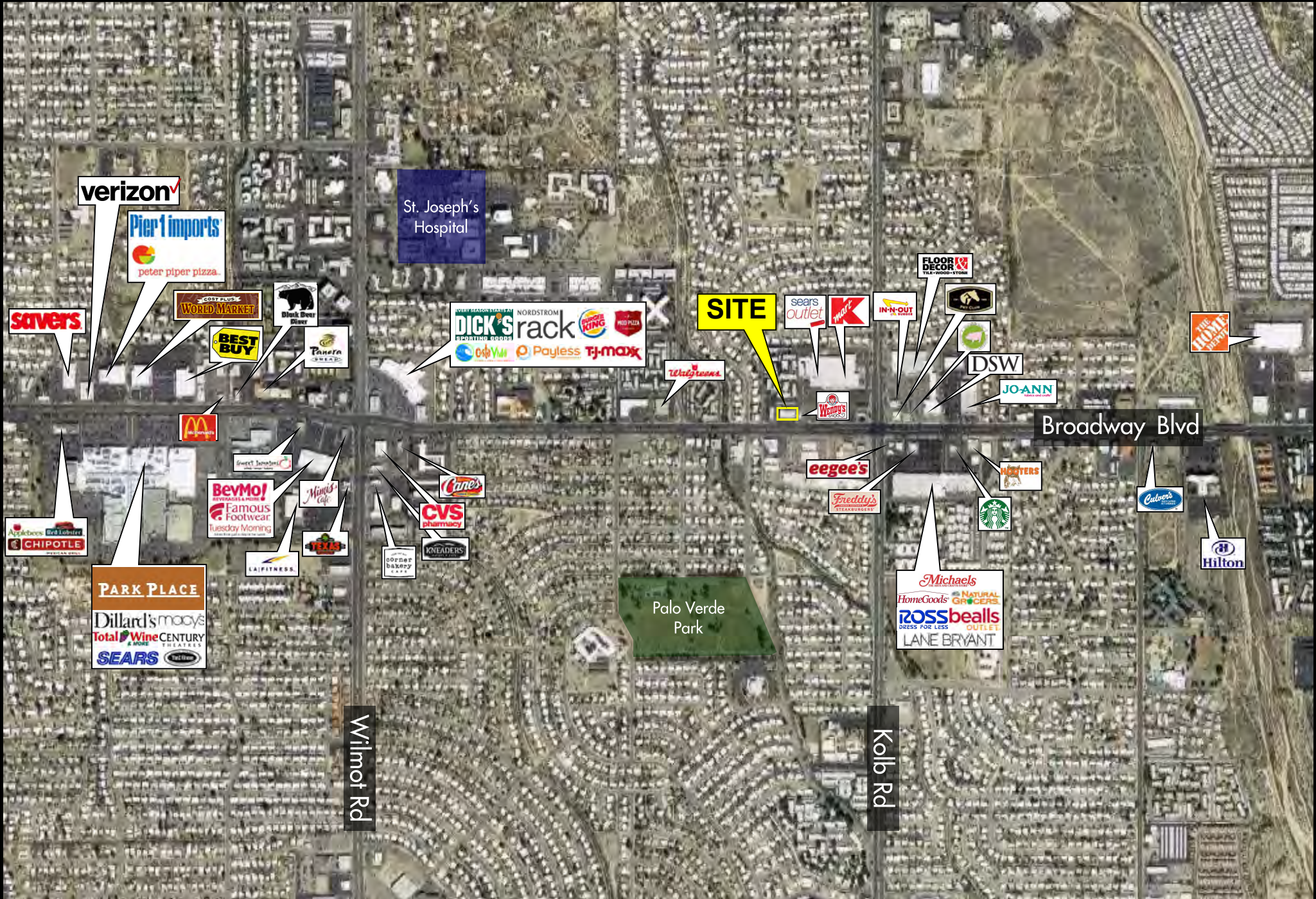
Source: Applied Geographic Solutions/TIGER Geography, April 2017

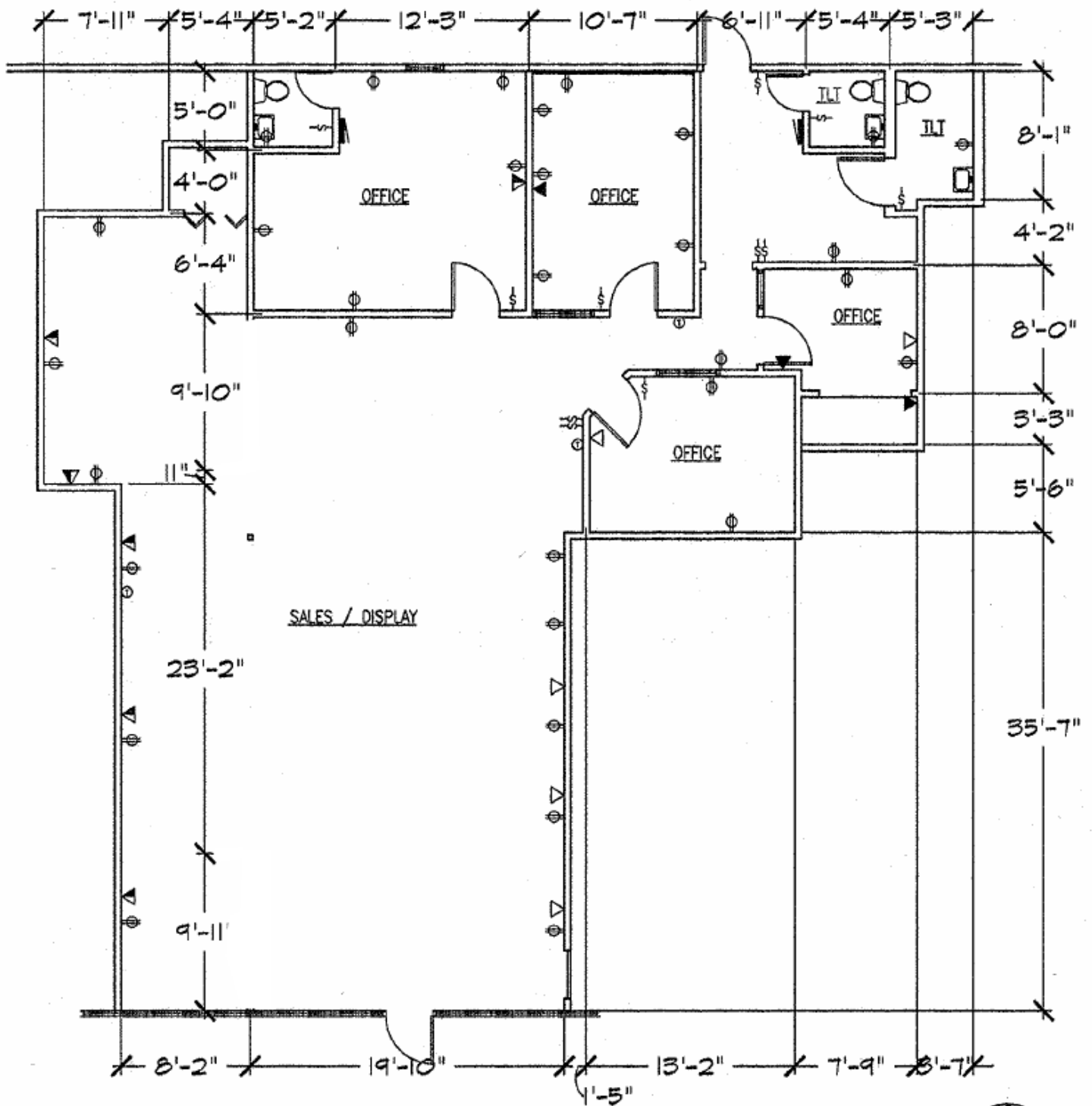
TRAFFIC COUNTS

Broadway Blvd	44,746 avg. cars per day (2014)
Kolb Rd	46,336 avg. cars per day (2013)

Source: Pima Association of Governments, Traffic Volumes Database

The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein.





1 ARCH. FLOOR PLAN



Not to scale - for illustration only. All sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown above are subject to modification by Landlord. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Shopping Center or adjacent areas.