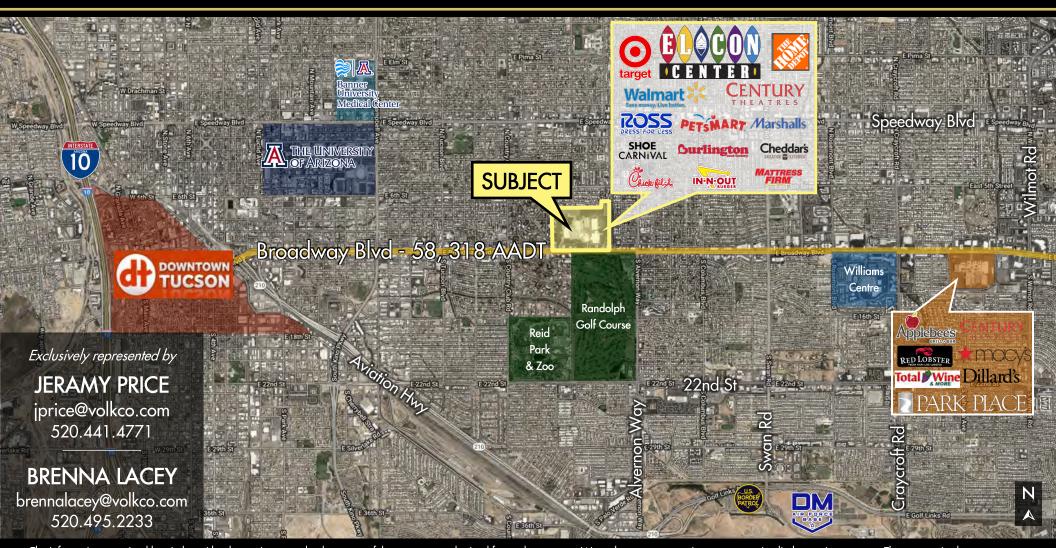


# 860,000<sup>+</sup> SF Power Center EL CON SHOPPING CENTER

Central Tucson/Broadway East of Alvernon ±230,037 SF Available



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. 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 property or adjacent areas.



# EL CON SHOPPING CENTER

# Broadway Blvd & Randolph Way, Tucson, Arizona







## AVAILABLE SPACE

SIZE TYPE RATE

±230,037 SF Former JC Penney Contact Agent

#### **HIGHLIGHTS**

- · Rare vacancies in highly visible pad buildings on Broadway
- Dominant regional open-air shopping destination
- Located in the heart of central Tucson between two major employment hubs
- · Multiple anchors and restaurants drive heavy traffic throughout the day



















#### TRAFFIC COUNTS

Broadway Blvd

58,318 AADT

Source: SITESUSA 2020

### **DEMOGRAPHICS**

| (2022 Estimates) | 3 Miles  | 5 Miles  | 10 Miles |
|------------------|----------|----------|----------|
| Population       | 127,656  | 291,880  | 677,394  |
| Avg. HH Income   | \$55,137 | \$57,115 | \$71,160 |
| Total Employees  | 75,567   | 195,411  | 325,878  |

Source: Applied Geographic Solutions/TIGER Geography, 11/2022



# EL CON SHOPPING CENTER

## Broadway Blvd & Randolph Way, Tucson, Arizona

Site Plan



| Site Summary<br>871,779 SF |                     |                            |  |
|----------------------------|---------------------|----------------------------|--|
| 1                          | Walmart             | 108,120 SF                 |  |
| 2                          | Ross Dress for Less | 30,186 SF                  |  |
| 3                          | Shoe Carnival       | 12,007 SF                  |  |
| 4                          | America's Best      | 2,997 SF                   |  |
| 5                          | Burlington          | 65,000 SF                  |  |
| 6                          | Target              | 132,673 SF                 |  |
| 7                          | Petsmart            | 1 <i>4,</i> 0 <i>57</i> SF |  |
| 8                          | Home Depot          | 123,280 SF                 |  |
| 9                          | Century Theatres    | 71,698 SF                  |  |
| 10                         | AVAILABLE           | 230,037 SF                 |  |
| 11                         | Office Depot        | 20,348 SF                  |  |
| 12                         | Rubio's             | 2,306 SF                   |  |
| 13                         | GNC                 | 1,550 SF                   |  |
| 14                         | VERIZON             | 2,366 SF                   |  |
| 15                         | Starbucks           | 1 <i>,7</i> 12 SF          |  |
| 16                         | AT&T                | 1,200 SF                   |  |
| 1 <i>7</i>                 | BobaNails           | 2,229 SF                   |  |
| 18                         | Panda Express       | 2,301 SF                   |  |
| 19                         | Chick Fil-A         | 5,146 SF                   |  |
| 20                         | In-N-Out Burger     | 4,500 SF                   |  |
| 21                         | Mattress Firm       | 5,000 SF                   |  |
| 22                         | Cheddar's           | 8,066 SF                   |  |
| 23                         | Marshalls           | 25,000 SF                  |  |



# EL CON SHOPPING CENTER

Broadway Blvd & Randolph Way, Tucson, Arizona

Aerial

