





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

JOIN



TRAFFIC COUNTS

Broadway Blvd 58,318 AADT

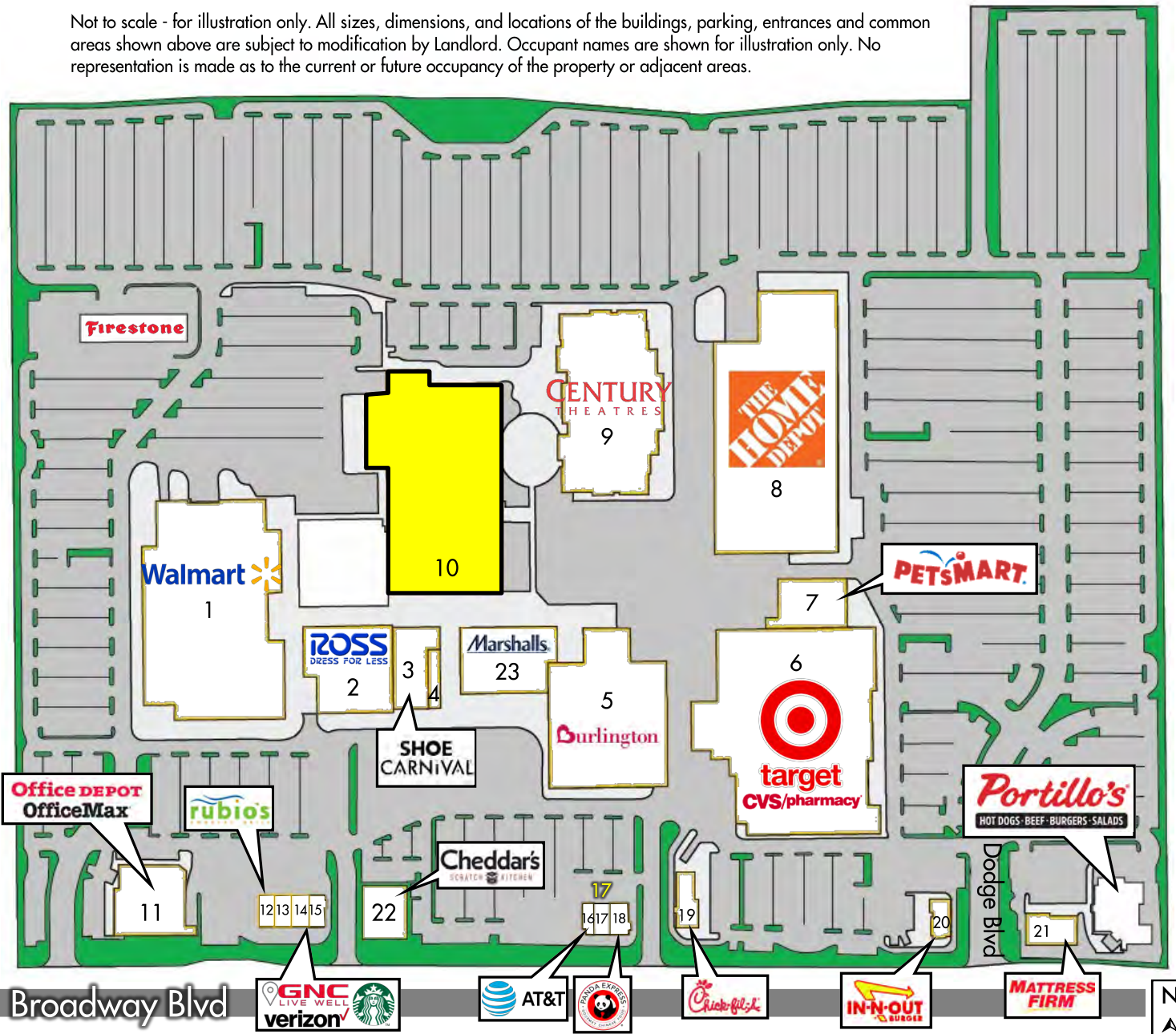
Source: SITESUSA 2020

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

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.



Site Summary 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	14,057 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	1,712 SF
16	AT&T	1,200 SF
17	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	Marshall's	25,000 SF

