

NEW ANCHOR SPACES AVAILABLE
EL CON SHOPPING CENTER
 Central Tucson Retail Destination / 900,000 SF

Exclusively represented by
JERAMY PRICE
 jprice@volkco.com
 520.441.4771

BRENNA LACEY
 brennalacey@volkco.com
 520.495.2233



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AVAILABLE SPACE

**SINGLE OR MULTIPLE
NEW ANCHOR
OPPORTUNITIES**

See Attached Site Plan

DEMOGRAPHICS

(2025 Estimates)

	3 Miles	5 Miles	10 Miles
Population	128,731	295,504	678,599
Avg. HH Income	\$73,282	\$73,350	\$90,508
Total Employees	71,054	166,493	282,982

Source: Applied Geographic Solutions/TIGER Geography, 05/2025

**A RARE OPPORTUNITY TO ADD ANCHOR TENANCY IN AN
ICONIC CENTRAL TUCSON SHOPPING CENTER**

- Retail Power:** Over 900,000 SF across 107 acres
- Dense Trade Area:** Serves all of central Tucson including University of Arizona, dense residential area and major employment hubs
- Proven Success:** Over 950,000 visitors per month
Source: Placer.ai August 2025
- Strong Anchors:** Walmart, Target, Home Depot, Ross, Burlington, Marshalls, Cinemark El Con 20 Theatres
- Visibility/Access:** Two traffic lights and multiple entries
- Parking:** Excellent parking with internal road serving all sides of project
- Tucson Landmark:** El Con Center has served Tucsonans since 1960!



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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
REDEVELOPMENT AREA UP TO ±260,000 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	Marshalls	25,000 SF

EL CON SHOPPING CENTER

Broadway Blvd. & Randolph Way, Tucson, Arizona

TRAFFIC

Broadway Blvd 35,480 AADT 2024
 Alvernon Way 27,274 AADT 2024

Source: Pima Association of Governments 09/2025

THE UNIVERSITY OF ARIZONA
 ←
 2 1/2 MILES
 64,000 STUDENTS, FACULTY AND STAFF

Additional Parking Area
 ±2,200 Spaces

Firestone

PROPOSED NEW ANCHOR AREA

CENTURY THEATRES

PROPOSED NEW SPACE

THE HOME DEPOT

Walmart

ROSS

Marshalls

PET SMART

target

CVS pharmacy

Office DEPOT OfficeMax

SHOE CARNIVAL AMERICA'S BEST CONTACTS & EYEGLASSES

Burlington

Cheddar's

Chick-fil-A

IN-N-OUT BURGER

MATTRESS FIRM

Portillo's



Alvernon Way 27,274 AADT

Broadway Blvd - 35,480 AADT

Broadway Blvd - 35,480 AADT

DOWNTOWN TUCSON
 ←
 4 MILES

PARK PLACE
 →
 3 MILES

RANDOLPH PARK

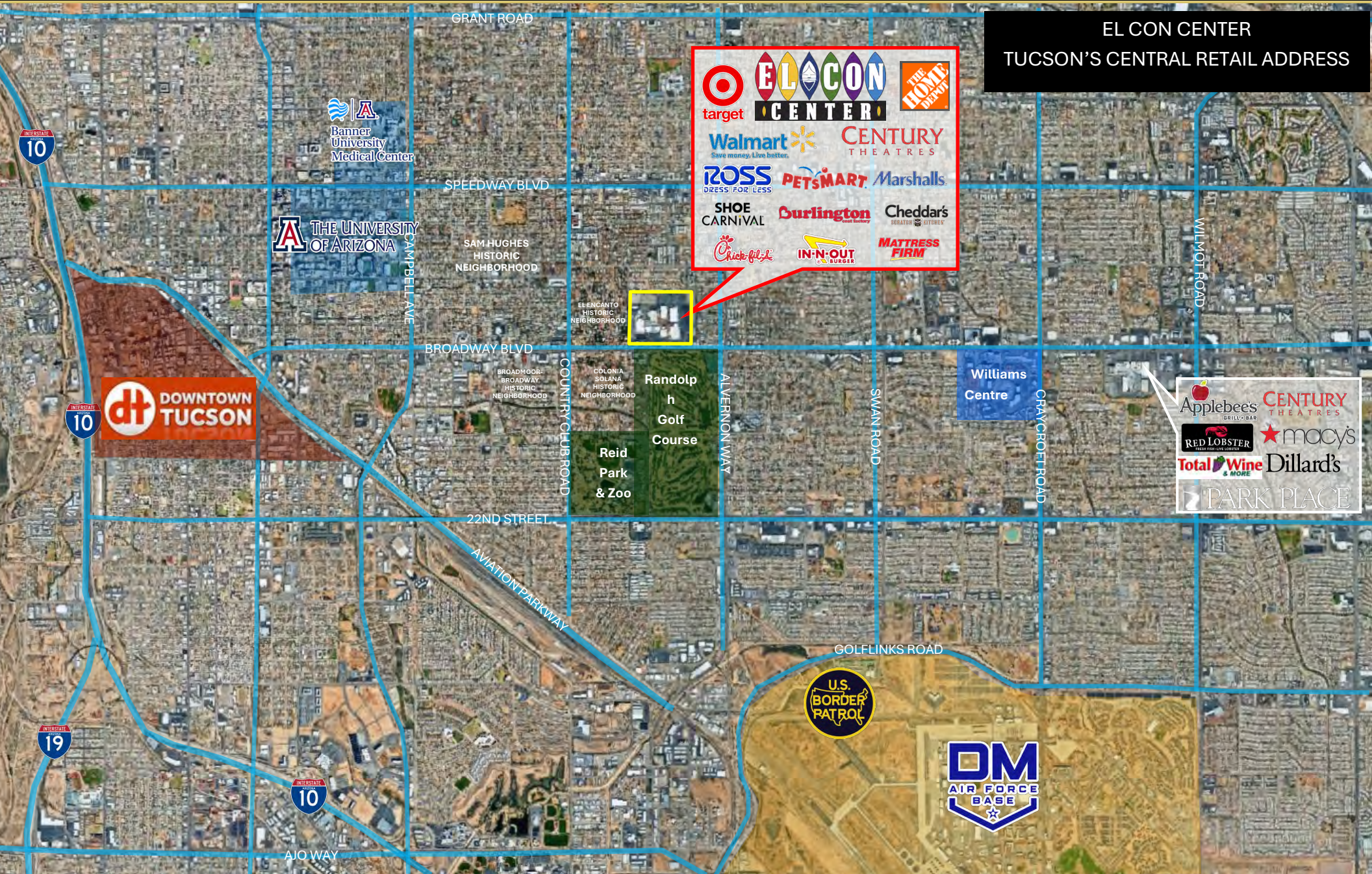
EL CON SHOPPING CENTER

Broadway Blvd. & Randolph Way, Tucson, Arizona



EL CON SHOPPING CENTER

Broadway Blvd. & Randolph Way, Tucson, Arizona



EL CON CENTER
TUCSON'S CENTRAL RETAIL ADDRESS

EL CON CENTER
THE HOME DEPOT

target

Walmart
Save money. Live better.

ROSS
DRESS FOR LESS

PETSMART

Marshalls

SHOE CARNIVAL

Burlington
Local Factory

Cheddar's
SCRATCH & BUBBLES

Chick-fil-A

IN-N-OUT
BURGER

MATTRESS FIRM

Applebee's
GRILL & BAR

RED LOBSTER
FRESH FOR LIFE LOBSTER

CENTURY THEATRES

macy's

Total Wine & MORE

Dillard's

PARK PLACE

TUCSON'S CONTINUING GROWTH

Tucson's Metro population is estimated at 1.2M. The continued in-migration of people to Arizona positively impacts Tucson and translates directly to increased labor availability. Tucson's growth has attracted large national corporations to locate regional and headquarter operations in Tucson. Recent corporate committals to Tucson include Comcast's regional customer solutions center in mid-town Tucson, Caterpillar Inc's Surface Mining & Technology Headquarters to downtown Tucson, and Home Goods' brand new regional distribution center near the Tucson International Airport. These major national corporations are setting a precedent in Tucson, demonstrating its ability to harbor large growing companies, providing them the necessary infrastructure, talent and legislative support needed to thrive and continue to grow.

Another recent major win for Tucson came from its largest private employer, Raytheon Missile Systems, which announced it has recently added 2,000 new higher wage jobs, bringing the total employment in Tucson to over 12,000 workers. Raytheon is accommodating this expansion through new facility leasing across Tucson and new construction/additions at its Tucson International Airport Headquarters.

GROWING AND INFLUENTIAL UNIVERSITY PRESENCE

The University of Arizona is consistently recognized as a Top 20 U.S. public research institution and plays an integral role in the Tucson area economy. Located in the center of metropolitan Tucson, the University of Arizona is home to world class medical, business, law, nursing, architectural, and engineering schools. Over 43,000 students attend the University of Arizona, with an administrative staff of approximately 10,000. The university of Arizona projects over 2.0% growth in total student enrollment over each of the next five years with total enrollment expected to hit over 64,000 students by 2025.

TUCSON CULTURE

Tucson was founded as a outpost of Spain in 1775 and draws people from all over the world to experience its multi-cultural heritage of art, music, theatre, and more, where visitors can enjoy its beautiful high desert scenery and climate. On December 15, 2015, Tucson became the first UNESCO City of Gastronomy designated in the United States. This recognition isn't arbitrary; UNESCO highlighted Tucson for its long agricultural history, a unique blend of food traditions, and innovative contributions to the local food system.

