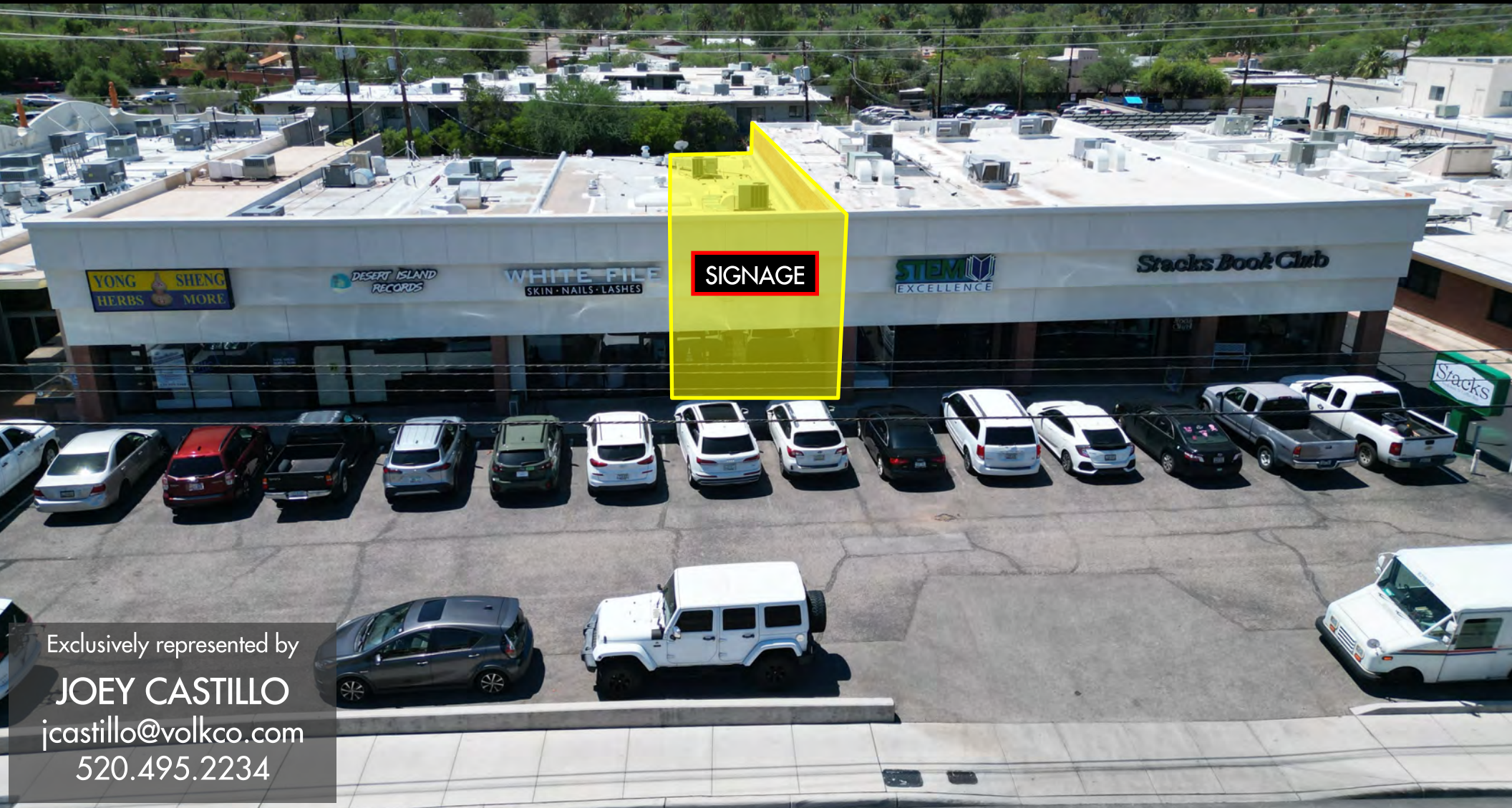


±1,800 SF FOR SUBLEASE - BROADWAY VILLAGE

SWC of Broadway Blvd & Country Club
2926 E Broadway Blvd, Tucson, Arizona



Exclusively represented by
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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 projected income or expenses, tenant and financial data, sizes, dimensions, property lines, zoning boundaries, and locations of buildings, parking, entrances and other improvements are approximate only and must be independently verified by buyer or 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.

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AVAILABLE

BUILDING SIZE	±1,800 SF (per owner)
LEASE RATE	±\$3,000.00 PER MONTH/NNN

HIGHLIGHTS

- Broadway Blvd and Country Club Rd is on one of Tucson's most iconic intersections – a gateway between downtown, the University of Arizona, and the city's highest employment corridor
- The property is part of a thriving, walkable retail cluster anchored by Bisbee Breakfast Club and Natural Grocers, with strong cross-access and visibility from Broadway, Tucson's busiest east-west thoroughfares
- The project is cross eased/cross parked

DEMOGRAPHICS

(2026 Estimates)

	1-MILE	3-MILES	5-MILES
Population	10,795	127,878	297,107
Avg Household Income	119,744	79,912	79,262
Total Employees	5,540	83,807	174,073

SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2026

TRAFFIC COUNTS

Broadway Boulevard	±34,394 AADT
Country Club Road	±16,073 AADT

SOURCE: REGIS SITES USA 2026

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NOT A PART



Stacks Book Club
STEM Excellence Tutoring
AVAILABLE
Desert Island Records
Bubbe's Bagels

ADDRESS	TENANT	SF
2932	Bubbe's Bagels	2,000 SF
2930	Desert Island Records	2,000 SF
2928		1,700 SF
2926	AVAILABLE	1,800 SF
2924	STEM Excellence Tutoring	1,400 SF
2920-2922	Stacks Book Club	4,000 SF

*Do Not Disturb Tenants

Broadway Blvd

