

AVAILABLE
FOR LEASE

7942-7950

EAST BROADWAY

EAST OF THE SEC OF BROADWAY & PANTANO ::
TUCSON, ARIZONA

NEWLY
REMODELED
EXTERIOR



POTENTIAL END-CAP WITH DRIVE-THRU

FOR MORE
INFORMATION
PLEASE
CONTACT

Pete Villaescusa

First Vice President
T +1 520 323 5112
peter.villaescusa@cbre.com

Jesse Peron

Senior Associate
T +1 520 323 5130
jesse.peron@cbre.com

Retail
24/7.

Suggested Rental Rates: \$14.25-\$18.00/SF NNN

Triple Net Charges: Currently estimated at \$6.40 PSF.

Location: 7942-7950 E. Broadway Blvd.

Space Available: ±6,796 SF space may which be demised for an end-cap with drive-thru or other various size uses.

Zoning: C-1, City of Tucson

Traffic Counts:
Broadway: ±42,000 cpd (2012 counts)
Pantano: ±32,000 cpd (2010 counts)
(Source: PAG)

Comments: Located east of the southeast corner of Broadway and Pantano at a high-traffic intersection with over 88,000 cars per day. The property is located at a dynamic retail intersection in close proximity to national retailers such as Kohl's, Home Depot and PetSmart. This is a great opportunity for a retailer or restaurant to locate on a major corridor in a high density area of Tucson with high traffic counts, good visibility and access.

Est. Demographics:	1-Mile	3-Mile	5-Mile
2014 Population	16,641	114,516	207,673
2014 Avg. HH Income	\$42,488	\$54,314	\$56,688
2014 Household Size	1.91	2.19	2.24
2014 Average Age	43.22	41.86	41.26

Source: Claritas

CBRE

7942-7950

EAST BROADWAY

EAST OF THE SEC OF BROADWAY & PANTANO ::
TUCSON, ARIZONA



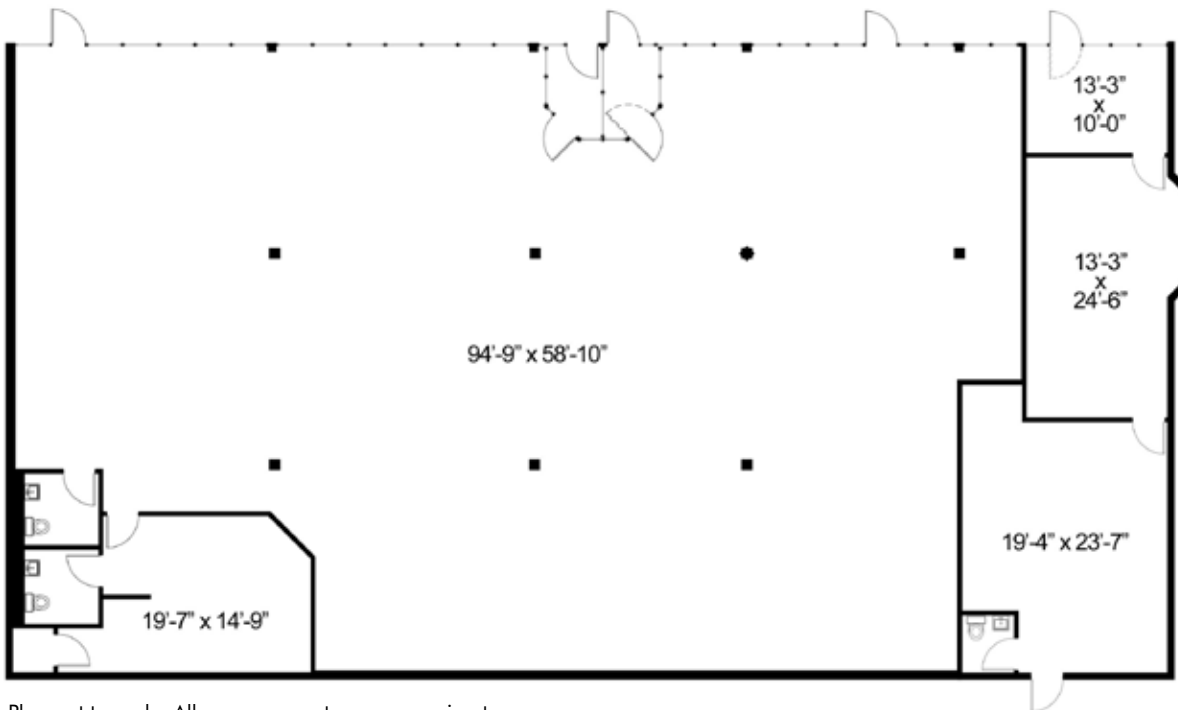
Plan not to scale. All measurements are approximate.

7942-7950

EAST BROADWAY

EAST OF THE SEC OF BROADWAY & PANTANO ::
TUCSON, ARIZONA

7942 - 7950 E. BROADWAY BLVD.
± 6,796 SF



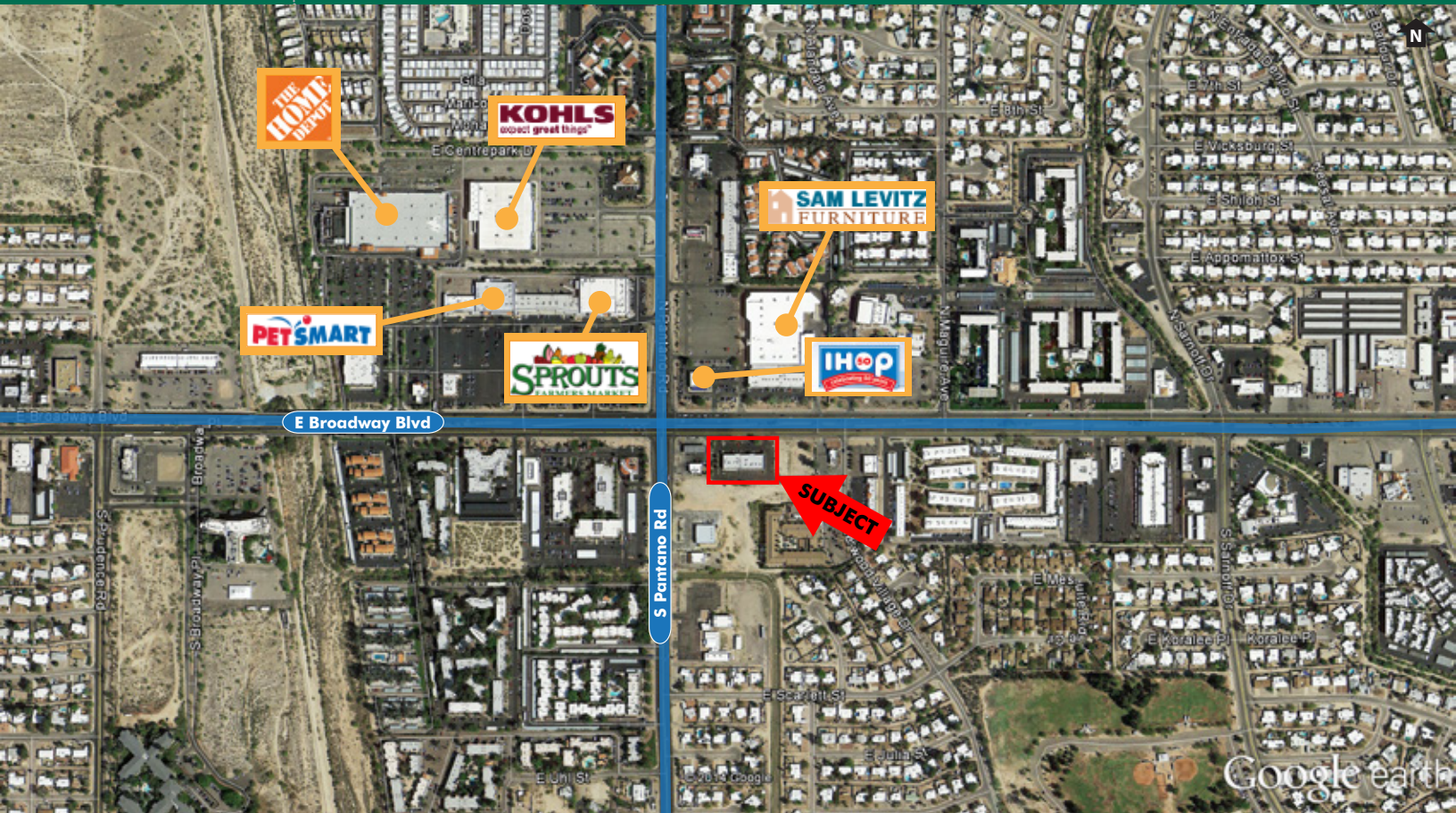
Plan not to scale. All measurements are approximate.



7942-7950

EAST BROADWAY

**EAST OF THE SEC OF BROADWAY & PANTANO ::
TUCSON, ARIZONA**



**FOR MORE
INFORMATION
PLEASE
CONTACT**

Pete Villaescusa

First Vice President

T +1 520 323 5112

peter.villaescusa@cbre.com

Jesse Peron

Senior Associate

T +1 520 323 5130

jesse.peron@cbre.com

CBRE | 3719 N. Campbell Ave. | Tucson, AZ 85719

© 2014 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

CBRE