BROADWAY CROSSING

5355 E. BROADWAY BLVD | TUCSON, AZ 85711
NWC of Broadway Blvd. & Craycroft Rd.



RETAIL ANCHOR SPACE AVAILABLE FOR LEASE

LARSEN BAKER

6298 E. Grant Rd., Suite #100
Tucson, AZ 85712
P: 520.296.0200 / F: 520.296.1571
www.larsenbaker.com
Owner/Agent

Isaac Figueroa, CCIM, SIOR
Principal, Vice President
520.296.0200 x218
isaac@larsenbaker.com

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen – Designated Broker – Owner/Agent.

AVAILABILITY

Retail Space: **5355 E. Broadway** - ±36,919 SF

Lease Rate: $12.00 PSF + NNN**

***NNN estimated at $6.00 PSF*

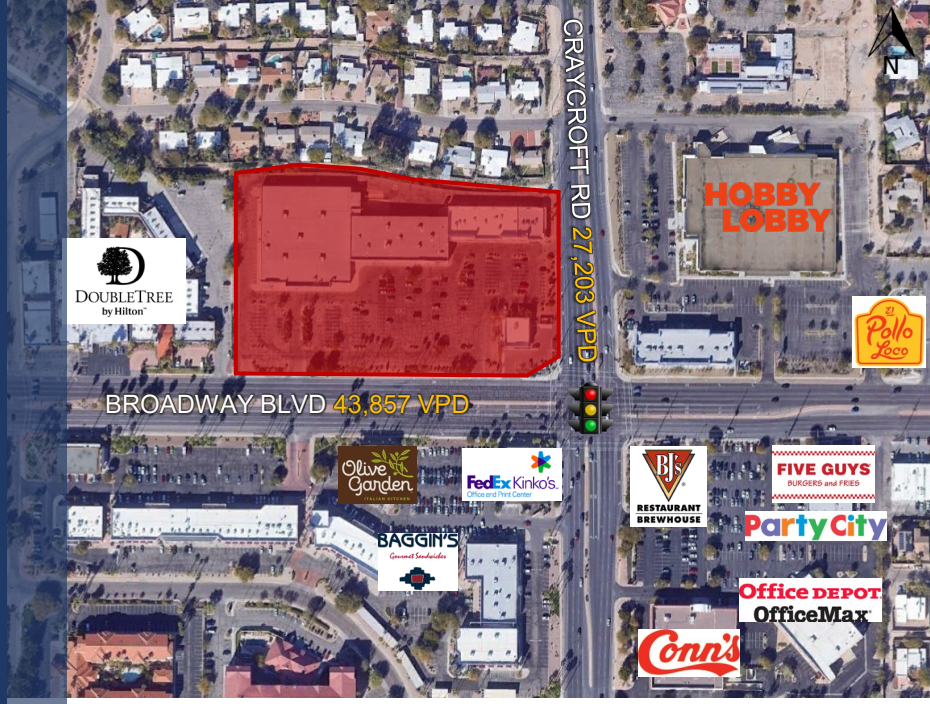
PROPERTY **FEATURES**

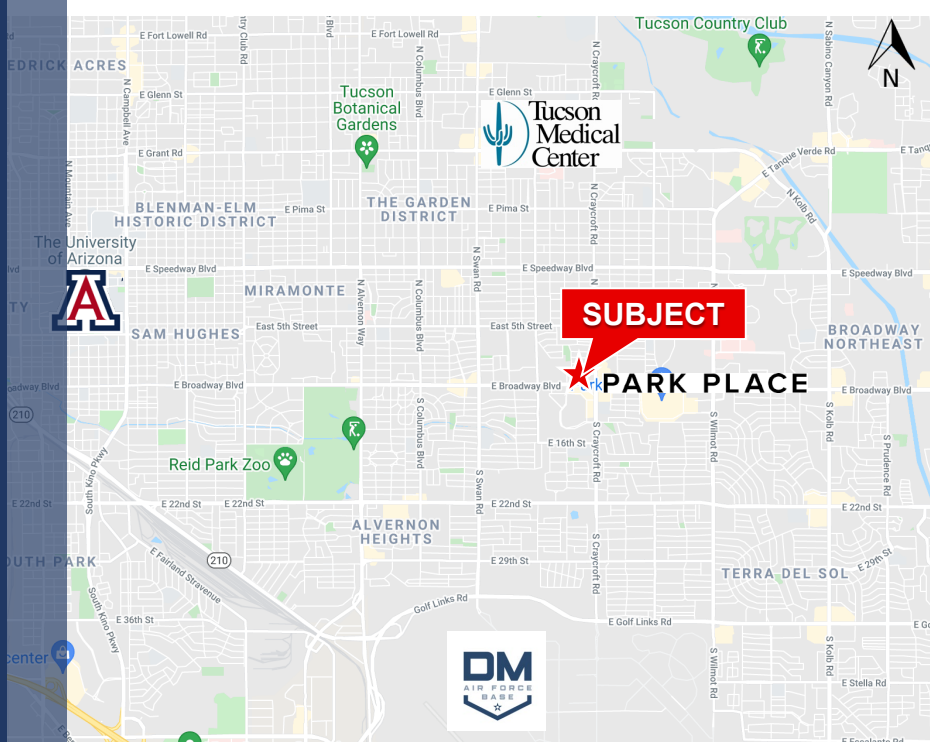
Parking: 5/1,000 SF

Zoning: C-1

PROPERTY HIGHLIGHTS

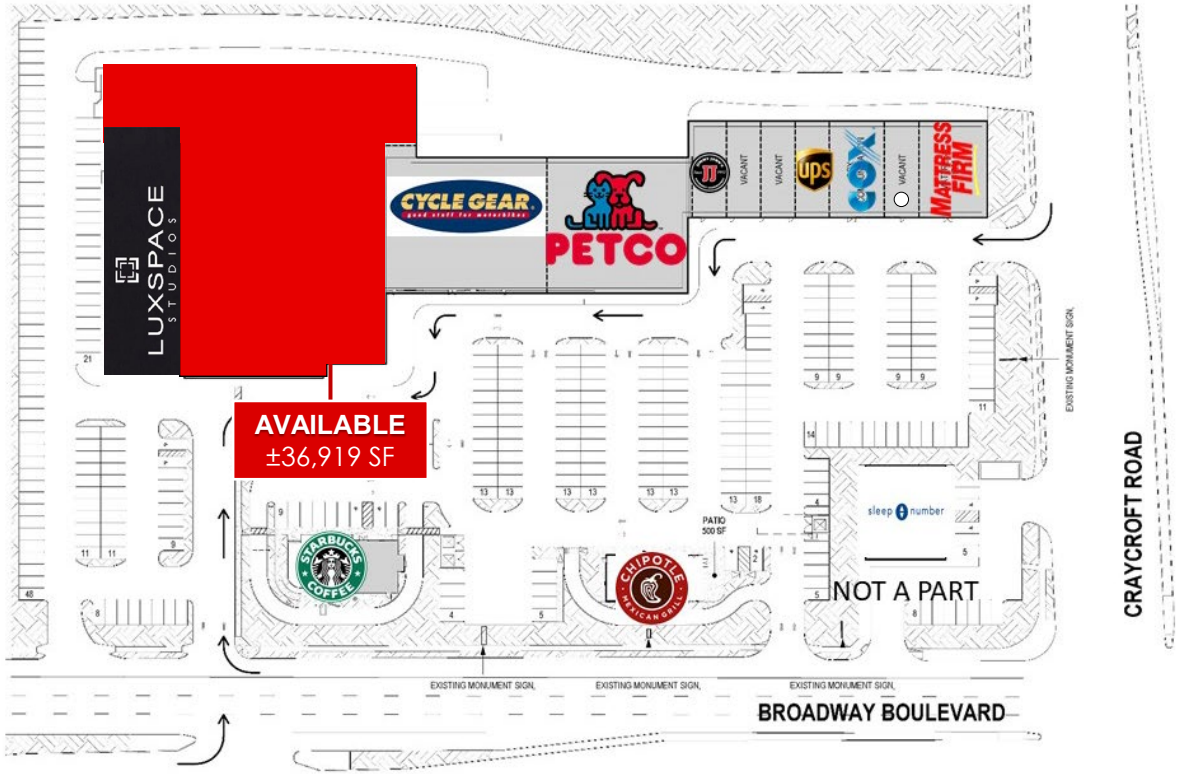
- Nearby tenants include: Hobby Lobby, At Home, Office Max, Sleep Number, Petco, Five Guys, Olive Garden, BJ'S, GameStop, Conn's, and more
- Anchor Space 17' to the deck and 15' to the joist
- Premier Broadway Blvd location
- High traffic volume intersection
- Great monument signage
- Tremendous access and visibility





SITE PLAN

Tenant	Suite #	Size (SF)
AVAILABLE	**5355 E Broadway Blvd**	**±36,919**
LuxSpace Studios	5349 E Broadway Blvd	±8,940
Cycle Gear	5385 E Broadway Blvd	±9,000
Petco	5404 E Broadway Blvd	±13,010
Jimmy John's	5411 E Broadway Blvd	±1,960
Bassett Salon Solutions	5415 E Broadway Blvd	±1,396
Two Hands Corn Dog	5421 E Broadway Blvd	±1,400
UPS Store	5425 E Broadway Blvd	±1,400
Cox Communications	5441 E Broadway Blvd	±3,080
TaiChi Ramen	5451 E Broadway Blvd	±1,935
Mattress Firm	5455 E Broadway Blvd	±4,000



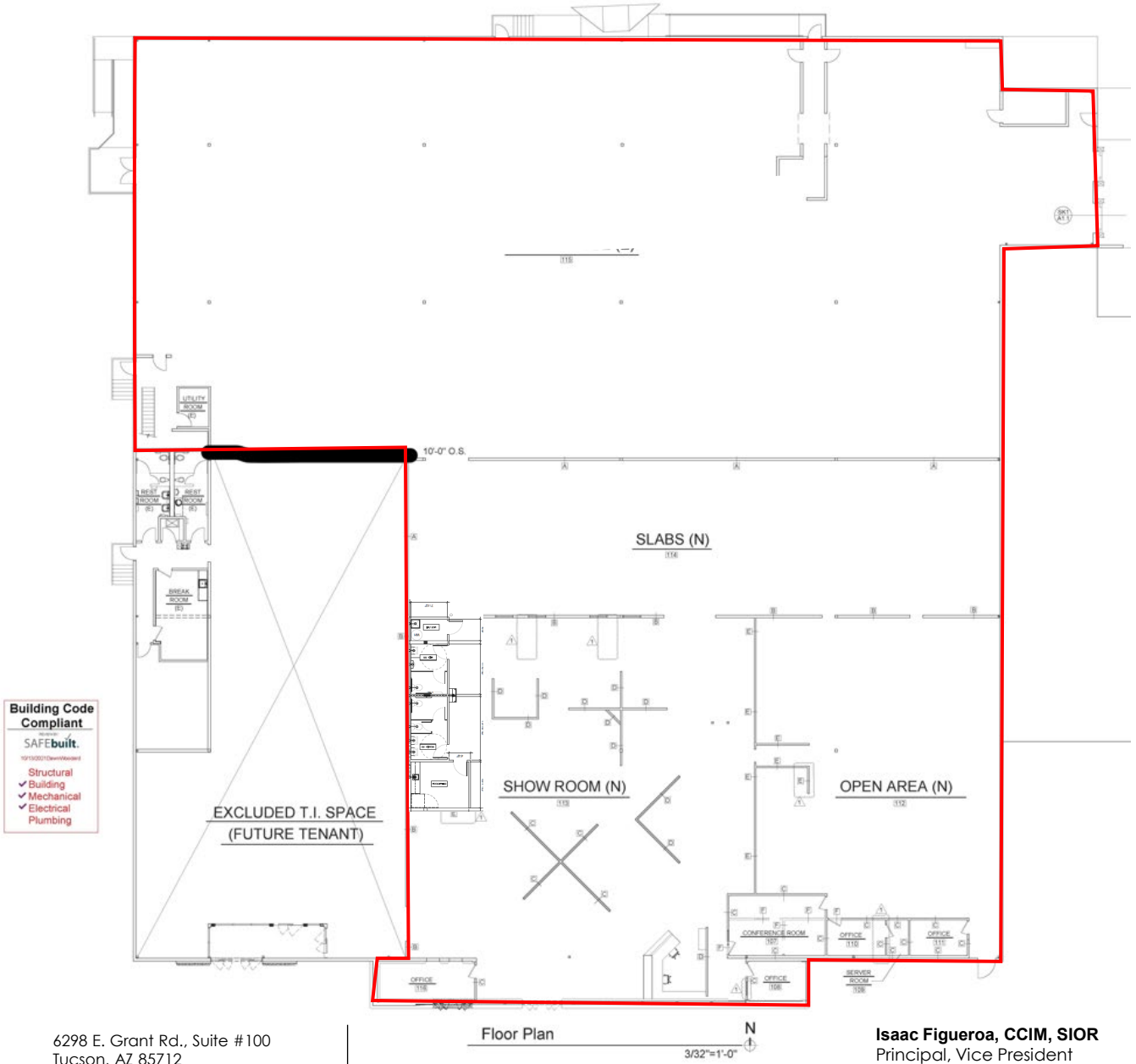
LARSEN BAKER

6298 E. Grant Rd., Suite #100
Tucson, AZ 85712
P: 520.296.0200 / F: 520.296.1571
www.larsenbaker.com

Isaac Figueroa, CCIM, SIOR
Principal, Vice President
520.296.0200 x218
isaac@larsenbaker.com

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen – Designated Broker – Owner/Agent.

FLOOR PLAN



Floor Plan

3/32"=1'-0"

N

LARSEN BAKER

6298 E. Grant Rd., Suite #100
Tucson, AZ 85712
P: 520.296.0200 / F: 520.296.1571
www.larsenbaker.com

Isaac Figueroa, CCIM, SIOR
Principal, Vice President
520.296.0200 x218
isaac@larsenbaker.com

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen – Designated Broker – Owner/Agent.

DEMOGRAPHICS (2020)

	1 Mile	3 Mile	5 Mile
Population	15,637	105,375	263,782
Average Family Income	$49,011	$52,560	$55,727
Employees	6,084	57,074	159,512
Total Retail Expenditures	$257.8 Million	$2.57 Billion	$5.12 Billion

