



SECOND GENERATION RESTAURANT



3761 E BROADWAY BLVD

TUCSON, AZ 85716

1.7 ACRE PARCEL/14,725 SF BUILDING AVAILABLE

- Former Claim Jumper
- Potential redevelopment, ground lease, or BTS
- Pad in front of El Con Center
- Located in the heart of Central Tucson

CONTACT INFO

DAVID MALIN
480.244.7070
david@sdpetail.com
www.sdpetail.com

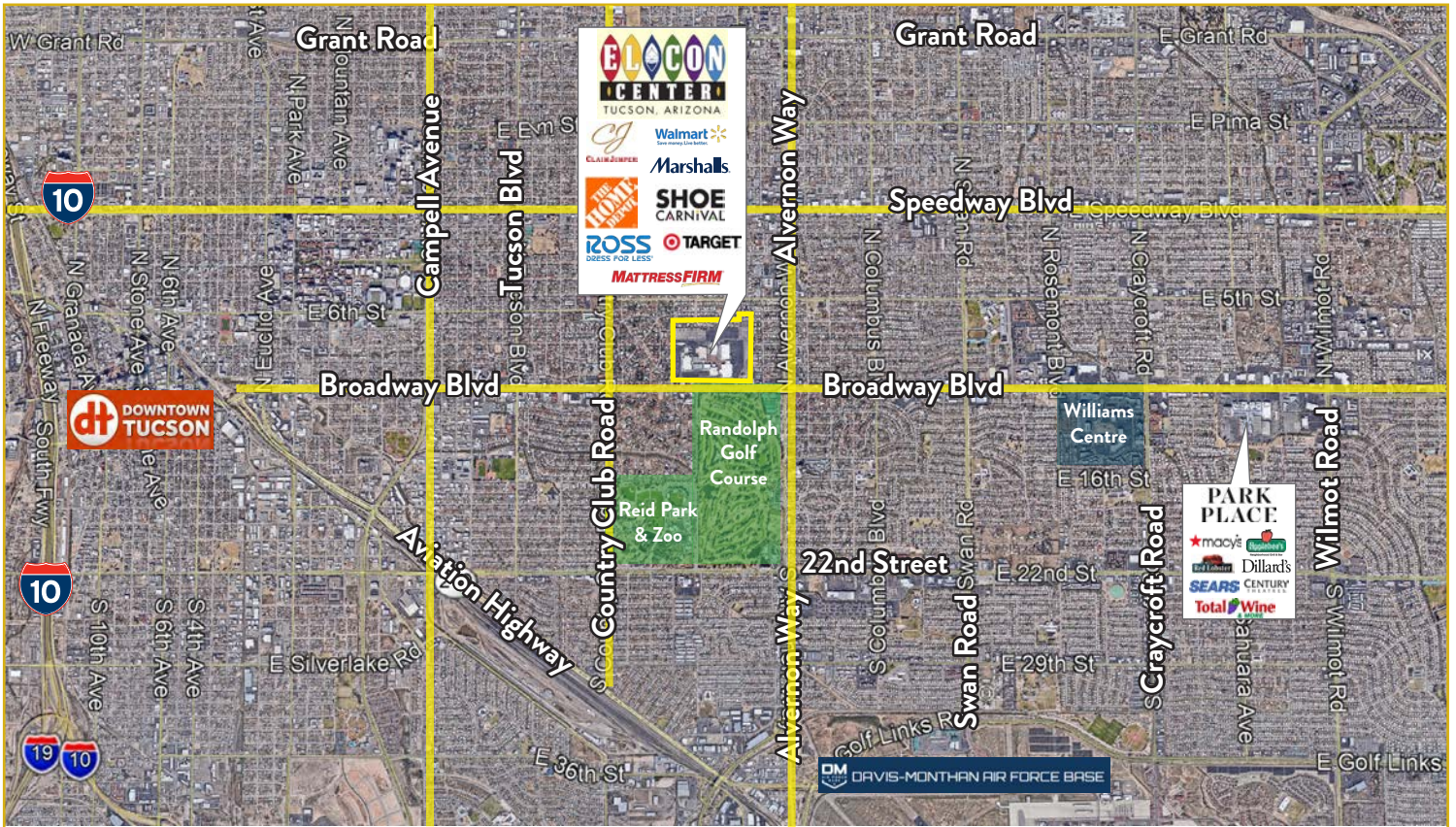




SITE SUMMARY: 862,168 SF					
1	Walmart	108,120 SF	9	Century Theatres	71,689 SF
2	Ross Dress For Less	30,186 SF	10	Available	230,037 SF
3	Shoe Carnival	12,007 SF	11	Office Depot	20,348 SF
4	America's Best	2,997 SF	12	Rubio's	2,306 SF
5	Burlington	65,000 SF	13	Available	1,550 SF
6	Target	132,673 SF	14	Verizon	2,366 SF
7	Petsmart	14,057 SF	15	Starbucks	1,712 SF
8	Home Depot	123,280 SF	16	AT&T	1,200 SF
17	Available	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	24	SUBJECT	14,696 SF

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Demographics	1 Mile	3 Miles	5 Miles
Population	9,261	120,596	285,196
Avg. HH Income	\$72,909	\$56,928	\$58,978
Total Employees	7,074	76,735	183,503

Traffic Counts
Broadway Blvd: 43,300 Average Cars / Day

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