

◆ 3,000 SF of Freestanding Restaurant Space With Patio!

Opportunity to
Lease Prime
Retail/Restaurant
Space at Below
Market Rate



[PROPERTY HIGHLIGHTS](#)

[SITE PLAN / AVAILABILITY](#)

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[CONTACT](#)

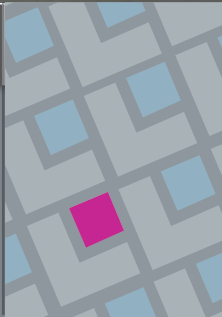
[DEMOGRAPHICS](#)

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BROADWAY BOULEVARD SUBLEASE

Broadway Boulevard & Craycroft Road - East of the Northeast Corner

Tucson, Arizona



◆ 3,000 SF of Freestanding Restaurant Space With Patio!

Property Highlights

- Currently available Restaurant space
- Located on busy Broadway Corridor
- Over ±64,000 cars per day
- One of the busiest intersections in Tucson
- Rare Infill Restaurant Opportunity
- Strong Demographics
- Constructed in 2017
- Sublease Rate: \$34/SF

Traffic Counts

Broadway Blvd	37,795 CPD
Craycroft Rd	27,203 CPD

Total 64,998 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	12,415	117,913	262,682
Estimated Households	6,318	54,854	120,007
Med. Household Income	\$45,860	\$44,672	\$48,106
Daytime Population	14,618	73,216	157,823

Source: SitesUSA

Nearby Tenants



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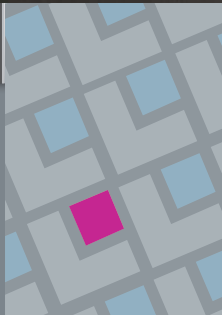
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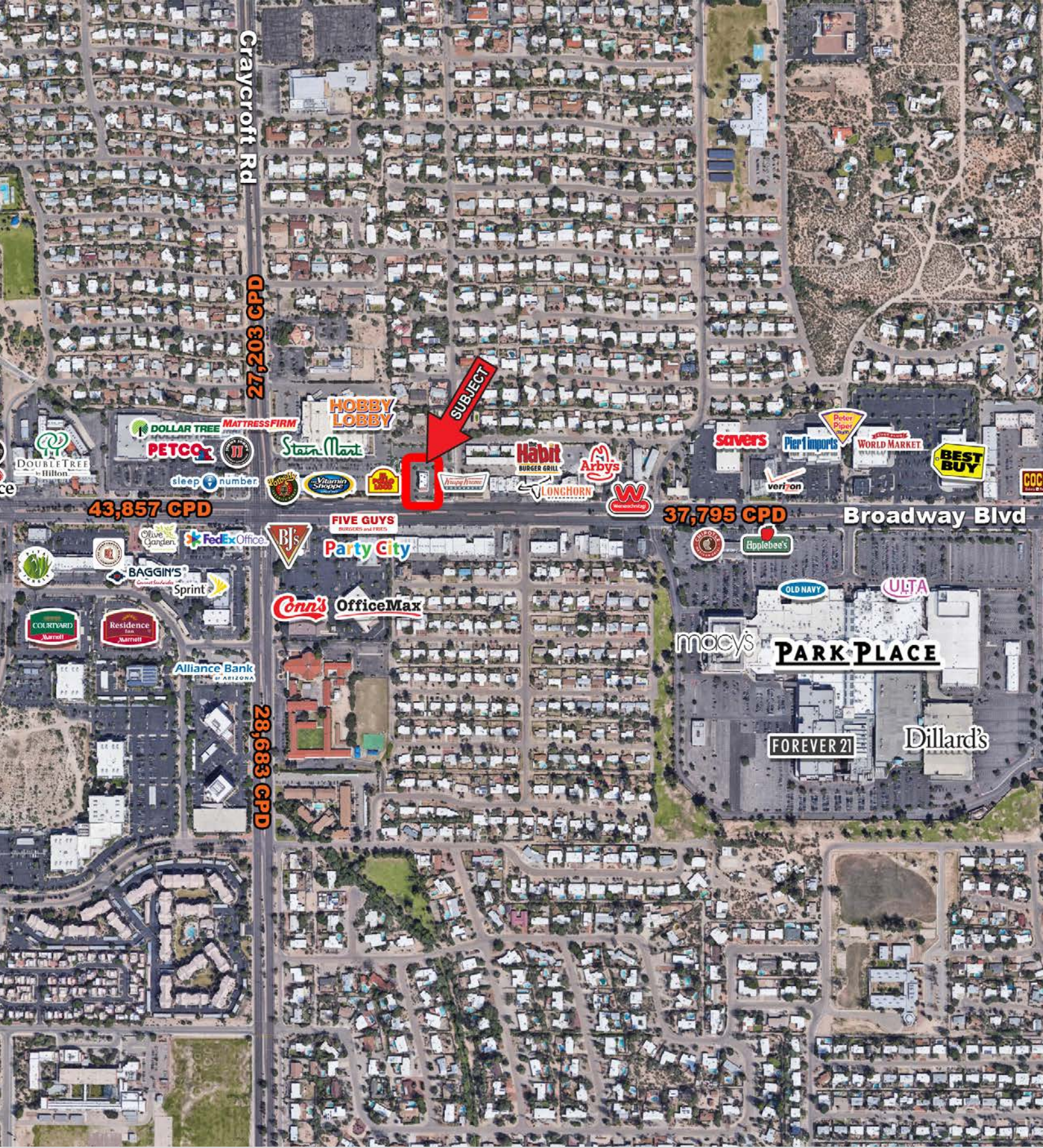
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Craycroft Rd

27,202 CPD

43,857 CPD

37,795 CPD

28,683 CPD

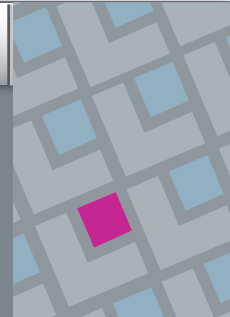
Broadway Blvd

PARK PLACE

- PROPERTY HIGHLIGHTS
- SITE PLAN / AVAILABILITY
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- CONTACT
- DEMOGRAPHICS

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EXPANDED PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

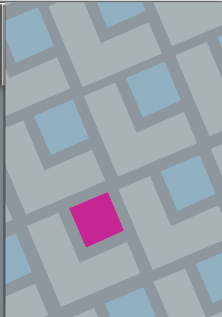
Lat/Lon: 32.2215/-110.8753

RF5

S Craycroft Rd & E Broadway Blvd

	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2019)	12,415	117,913	262,682
Projected Population (2024)	13,047	124,099	275,824
Census Population (2010)	12,245	114,434	258,506
Census Population (2000)	13,118	117,002	262,996
Projected Annual Growth (2019 to 2024)	632 1.0%	6,186 1.0%	13,142 1.0%
Historical Annual Growth (2010 to 2019)	170 0.2%	3,479 0.3%	4,176 0.2%
Historical Annual Growth (2000 to 2010)	-873 -0.7%	-2,569 -0.2%	-4,490 -0.2%
Estimated Population Density (2019)	3,954 psm	4,172 psm	3,346 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2019)	6,318	54,854	120,007
Projected Households (2024)	6,525	56,802	124,097
Census Households (2010)	5,885	50,541	112,108
Census Households (2000)	6,254	52,055	112,406
Estimated Households with Children (2019)	1,212 19.2%	12,954 23.6%	27,157 22.6%
Estimated Average Household Size (2019)	1.94	2.10	2.10
Average Household Income			
Estimated Average Household Income (2019)	\$53,759	\$52,722	\$58,591
Projected Average Household Income (2024)	\$62,327	\$60,947	\$67,821
Estimated Average Family Income (2019)	\$80,417	\$71,170	\$79,728
Median Household Income			
Estimated Median Household Income (2019)	\$45,860	\$44,672	\$48,106
Projected Median Household Income (2024)	\$53,628	\$51,759	\$55,768
Estimated Median Family Income (2019)	\$66,989	\$59,908	\$66,531
Per Capita Income			
Estimated Per Capita Income (2019)	\$27,539	\$24,821	\$27,079
Projected Per Capita Income (2024)	\$31,342	\$28,176	\$30,811
Estimated Per Capita Income 5 Year Growth	\$3,803 13.8%	\$3,355 13.5%	\$3,731 13.8%
Estimated Average Household Net Worth (2019)	\$413,801	\$378,059	\$462,520
Daytime Demos (2019)			
Total Businesses	1,145	7,508	14,591
Total Employees	14,618	73,216	157,823
Company Headquarter Businesses	10 0.9%	34 0.4%	60 0.4%
Company Headquarter Employees	1,134 7.8%	6,322 8.6%	26,005 16.5%
Employee Population per Business	12.8	9.8	10.8
Residential Population per Business	10.8	15.7	18.0

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RF5

S Craycroft Rd & E Broadway Blvd

	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2019)	9,015	72.6%	83,683	71.0%	190,391	72.5%
Black or African American (2019)	740	6.0%	8,245	7.0%	17,106	6.5%
American Indian or Alaska Native (2019)	176	1.4%	2,043	1.7%	4,285	1.6%
Asian (2019)	628	5.1%	4,450	3.8%	10,918	4.2%
Hawaiian or Pacific Islander (2019)	30	0.2%	338	0.3%	649	0.2%
Other Race (2019)	1,195	9.6%	13,120	11.1%	26,422	10.1%
Two or More Races (2019)	631	5.1%	6,034	5.1%	12,911	4.9%
Not Hispanic or Latino Population (2019)	8,821	71.1%	80,119	67.9%	183,212	69.7%
Hispanic or Latino Population (2019)	3,594	28.9%	37,794	32.1%	79,470	30.3%
Not Hispanic or Latino Population (2024)	9,136	70.0%	82,964	66.9%	189,302	68.6%
Hispanic or Latino Population (2024)	3,911	30.0%	41,135	33.1%	86,522	31.4%
Not Hispanic or Latino Population (2010)	9,104	74.3%	80,907	70.7%	187,939	72.7%
Hispanic or Latino Population (2010)	3,141	25.7%	33,527	29.3%	70,567	27.3%
Not Hispanic or Latino Population (2000)	10,398	79.3%	88,973	76.0%	204,541	77.8%
Hispanic or Latino Population (2000)	2,720	20.7%	28,030	24.0%	58,455	22.2%
Projected Hispanic Annual Growth (2019 to 2024)	317	1.8%	3,341	1.8%	7,052	1.8%
Historic Hispanic Annual Growth (2000 to 2019)	874	1.7%	9,764	1.8%	21,015	1.9%
Age Distribution (2019)						
Age Under 5	645	5.2%	7,062	6.0%	14,340	5.5%
Age 5 to 9 Years	557	4.5%	6,382	5.4%	13,369	5.1%
Age 10 to 14 Years	601	4.8%	6,209	5.3%	13,233	5.0%
Age 15 to 19 Years	682	5.5%	6,776	5.7%	18,968	7.2%
Age 20 to 24 Years	1,076	8.7%	10,073	8.5%	26,048	9.9%
Age 25 to 29 Years	1,056	8.5%	10,218	8.7%	22,579	8.6%
Age 30 to 34 Years	757	6.1%	7,562	6.4%	16,294	6.2%
Age 35 to 39 Years	703	5.7%	6,972	5.9%	14,819	5.6%
Age 40 to 44 Years	677	5.4%	6,341	5.4%	13,510	5.1%
Age 45 to 49 Years	705	5.7%	6,431	5.5%	13,734	5.2%
Age 50 to 54 Years	706	5.7%	6,461	5.5%	14,028	5.3%
Age 55 to 59 Years	847	6.8%	7,134	6.1%	15,720	6.0%
Age 60 to 64 Years	740	6.0%	6,622	5.6%	15,046	5.7%
Age 65 to 74 Years	1,240	10.0%	11,371	9.6%	26,348	10.0%
Age 75 to 84 Years	915	7.4%	7,948	6.7%	16,639	6.3%
Age 85 Years or Over	508	4.1%	4,349	3.7%	8,008	3.0%
Median Age	40.4		38.8		38.0	
Gender Age Distribution (2019)						
Female Population	6,430	51.8%	60,593	51.4%	134,834	51.3%
Age 0 to 19 Years	1,201	18.7%	12,674	20.9%	29,282	21.7%
Age 20 to 64 Years	3,624	56.4%	33,776	55.7%	75,751	56.2%
Age 65 Years or Over	1,605	25.0%	14,143	23.3%	29,801	22.1%
Female Median Age	43.1		41.5		40.3	
Male Population	5,985	48.2%	57,320	48.6%	127,848	48.7%
Age 0 to 19 Years	1,284	21.5%	13,755	24.0%	30,627	24.0%
Age 20 to 64 Years	3,643	60.9%	34,039	59.4%	76,027	59.5%
Age 65 Years or Over	1,058	17.7%	9,526	16.6%	21,194	16.6%
Male Median Age	37.8		36.1		35.8	

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PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

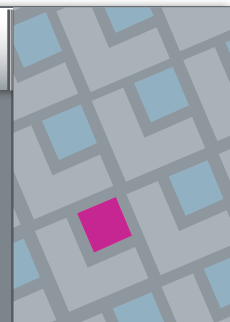
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Household Income Distribution (2019)							
HH Income \$200,000 or More	114	1.8%	856	1.6%	3,175	2.6%	
HH Income \$150,000 to \$199,999	221	3.5%	1,549	2.8%	4,379	3.6%	
HH Income \$100,000 to \$149,999	546	8.6%	4,340	7.9%	10,227	8.5%	
HH Income \$75,000 to \$99,999	770	12.2%	6,028	11.0%	13,499	11.2%	
HH Income \$50,000 to \$74,999	1,061	16.8%	10,007	18.2%	22,775	19.0%	
HH Income \$35,000 to \$49,999	876	13.9%	8,632	15.7%	18,291	15.2%	
HH Income \$25,000 to \$34,999	686	10.9%	6,548	11.9%	13,658	11.4%	
HH Income \$15,000 to \$24,999	942	14.9%	8,165	14.9%	16,253	13.5%	
HH Income Under \$15,000	1,102	17.4%	8,730	15.9%	17,751	14.8%	
HH Income \$35,000 or More	3,588	56.8%	31,411	57.3%	72,346	60.3%	
HH Income \$75,000 or More	1,651	26.1%	12,773	23.3%	31,280	26.1%	
Housing (2019)							
Total Housing Units	6,679		58,513		127,821		
Housing Units Occupied	6,318	94.6%	54,854	93.7%	120,007	93.9%	
Housing Units Owner-Occupied	2,973	47.1%	25,039	45.6%	59,020	49.2%	
Housing Units, Renter-Occupied	3,345	52.9%	29,815	54.4%	60,987	50.8%	
Housing Units, Vacant	360	5.7%	3,659	6.7%	7,814	6.5%	
Marital Status (2019)							
Never Married	3,833	36.1%	37,681	38.3%	90,939	41.0%	
Currently Married	4,019	37.9%	33,172	33.8%	75,018	33.8%	
Separated	447	4.2%	5,587	5.7%	10,351	4.7%	
Widowed	628	5.9%	6,220	6.3%	12,904	5.8%	
Divorced	1,685	15.9%	15,599	15.9%	32,529	14.7%	
Household Type (2019)							
Population Family	8,099	65.2%	80,738	68.5%	175,656	66.9%	
Population Non-Family	4,151	33.4%	34,296	29.1%	76,374	29.1%	
Population Group Quarters	165	1.3%	2,879	2.4%	10,651	4.1%	
Family Households	2,851	45.1%	26,690	48.7%	59,013	49.2%	
Non-Family Households	3,468	54.9%	28,164	51.3%	60,995	50.8%	
Married Couple with Children	635	15.8%	6,469	19.5%	14,003	18.7%	
Average Family Household Size	2.8		3.0		3.0		
Household Size (2019)							
1 Person Households	2,912	46.1%	23,239	42.4%	49,160	41.0%	
2 Person Households	1,946	30.8%	16,640	30.3%	38,340	31.9%	
3 Person Households	722	11.4%	6,775	12.4%	14,934	12.4%	
4 Person Households	472	7.5%	4,526	8.3%	9,786	8.2%	
5 Person Households	172	2.7%	2,200	4.0%	4,715	3.9%	
6 or More Person Households	93	1.5%	1,474	2.7%	3,072	2.6%	
Household Vehicles (2019)							
Households with 0 Vehicles Available	855	13.5%	7,662	14.0%	13,938	11.6%	
Households with 1 Vehicles Available	2,765	43.8%	23,821	43.4%	51,819	43.2%	
Households with 2 or More Vehicles Available	2,699	42.7%	23,371	42.6%	54,251	45.2%	
Total Vehicles Available	9,357		80,163		182,234		
Average Vehicles Per Household	1.5		1.5		1.5		

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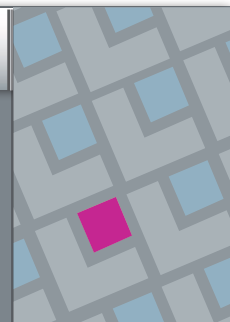
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RFS

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Labor Force (2019)						
Estimated Labor Population Age 16 Years or Over	10,498		97,178		219,381	
Estimated Civilian Employed	6,095	58.1%	55,049	56.6%	123,817	56.4%
Estimated Civilian Unemployed	193	1.8%	2,831	2.9%	5,964	2.7%
Estimated in Armed Forces	47	0.5%	1,682	1.7%	2,607	1.2%
Estimated Not in Labor Force	4,163	39.7%	37,615	38.7%	86,993	39.7%
Unemployment Rate	1.8%		2.9%		2.7%	
Occupation (2019)						
Occupation: Population Age 16 Years or Over	6,095		55,049		123,817	
Management, Business, Financial Operations	910	14.9%	6,871	12.5%	15,131	12.2%
Professional, Related	1,616	26.5%	12,954	23.5%	32,513	26.3%
Service	1,388	22.8%	13,178	23.9%	27,149	21.9%
Sales, Office	1,529	25.1%	14,169	25.7%	31,679	25.6%
Farming, Fishing, Forestry	-	-	117	0.2%	218	0.2%
Construct, Extraction, Maintenance	282	4.6%	3,179	5.8%	7,758	6.3%
Production, Transport Material Moving	369	6.1%	4,582	8.3%	9,370	7.6%
White Collar Workers	4,055	66.5%	33,994	61.8%	79,322	64.1%
Blue Collar Workers	2,040	33.5%	21,056	38.2%	44,494	35.9%
Consumer Expenditure (2019)						
Total Household Expenditure	\$288.18 M		\$2.47 B		\$5.78 B	
Total Non-Retail Expenditure	\$152.71 M	53.0%	\$1.31 B	53.0%	\$3.06 B	53.0%
Total Retail Expenditure	\$135.47 M	47.0%	\$1.16 B	47.0%	\$2.72 B	47.0%
Apparel	\$9.95 M	3.5%	\$85.29 M	3.5%	\$200.5 M	3.5%
Contributions	\$8.99 M	3.1%	\$76.38 M	3.1%	\$181.94 M	3.1%
Education	\$7.93 M	2.8%	\$67.19 M	2.7%	\$161.45 M	2.8%
Entertainment	\$15.79 M	5.5%	\$134.7 M	5.5%	\$318.21 M	5.5%
Food and Beverages	\$42.97 M	14.9%	\$368.61 M	14.9%	\$860.57 M	14.9%
Furnishings and Equipment	\$9.83 M	3.4%	\$83.89 M	3.4%	\$198.14 M	3.4%
Gifts	\$6.69 M	2.3%	\$57.04 M	2.3%	\$136.08 M	2.4%
Health Care	\$25.05 M	8.7%	\$214.54 M	8.7%	\$500.37 M	8.6%
Household Operations	\$11.14 M	3.9%	\$95.2 M	3.9%	\$224.32 M	3.9%
Miscellaneous Expenses	\$5.43 M	1.9%	\$46.44 M	1.9%	\$109.09 M	1.9%
Personal Care	\$3.87 M	1.3%	\$33.08 M	1.3%	\$77.53 M	1.3%
Personal Insurance	\$1.88 M	0.7%	\$15.92 M	0.6%	\$38.07 M	0.7%
Reading	\$629.27 K	0.2%	\$5.37 M	0.2%	\$12.63 M	0.2%
Shelter	\$61.83 M	21.5%	\$529.81 M	21.5%	\$1.24 B	21.4%
Tobacco	\$2 M	0.7%	\$17.28 M	0.7%	\$39.3 M	0.7%
Transportation	\$51.86 M	18.0%	\$444.76 M	18.0%	\$1.04 B	18.0%
Utilities	\$22.35 M	7.8%	\$192.3 M	7.8%	\$445.48 M	7.7%
Educational Attainment (2019)						
Adult Population Age 25 Years or Over	8,853		81,411		176,724	
Elementary (Grade Level 0 to 8)	236	2.7%	3,347	4.1%	6,014	3.4%
Some High School (Grade Level 9 to 11)	508	5.7%	5,088	6.3%	10,828	6.1%
High School Graduate	1,855	21.0%	19,054	23.4%	38,599	21.8%
Some College	2,319	26.2%	21,587	26.5%	46,471	26.3%
Associate Degree Only	709	8.0%	7,309	9.0%	15,219	8.6%
Bachelor Degree Only	1,709	19.3%	14,376	17.7%	33,465	18.9%
Graduate Degree	1,517	17.1%	10,650	13.1%	26,127	14.8%

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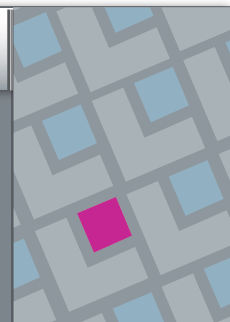
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Units In Structure (2019)							
1 Detached Unit	3,640	61.9%	28,936	57.3%	66,891	59.7%	
1 Attached Unit	189	3.2%	5,044	10.0%	12,457	11.1%	
2 to 4 Units	127	2.2%	4,101	8.1%	8,278	7.4%	
5 to 9 Units	331	5.6%	3,118	6.2%	5,861	5.2%	
10 to 19 Units	678	11.5%	4,433	8.8%	8,596	7.7%	
20 to 49 Units	685	11.6%	3,489	6.9%	6,534	5.8%	
50 or More Units	624	10.6%	4,252	8.4%	8,016	7.2%	
Mobile Home or Trailer	44	0.7%	1,440	2.8%	3,299	2.9%	
Other Structure	-	-	41	-	74	-	
Homes Built By Year (2019)							
Homes Built 2010 or later	90	1.5%	976	1.9%	2,120	1.9%	
Homes Built 2000 to 2009	543	9.2%	4,311	8.5%	10,967	9.8%	
Homes Built 1990 to 1999	654	11.1%	5,213	10.3%	12,927	11.5%	
Homes Built 1980 to 1989	725	12.3%	8,215	16.3%	19,056	17.0%	
Homes Built 1970 to 1979	1,241	21.1%	11,094	22.0%	29,326	26.2%	
Homes Built 1960 to 1969	849	14.4%	8,384	16.6%	15,867	14.2%	
Homes Built 1950 to 1959	1,975	33.6%	13,000	25.7%	20,332	18.1%	
Homes Built Before 1949	242	4.1%	3,660	7.2%	9,412	8.4%	
Home Values (2019)							
Home Values \$1,000,000 or More	6	0.2%	85	0.4%	320	0.6%	
Home Values \$500,000 to \$999,999	52	1.8%	676	2.8%	2,582	4.6%	
Home Values \$400,000 to \$499,999	63	2.2%	680	2.8%	2,519	4.5%	
Home Values \$300,000 to \$399,999	211	7.4%	1,312	5.5%	4,106	7.3%	
Home Values \$200,000 to \$299,999	788	27.4%	4,185	17.5%	11,635	20.6%	
Home Values \$150,000 to \$199,999	1,021	35.5%	6,086	25.4%	13,944	24.7%	
Home Values \$100,000 to \$149,999	598	20.8%	7,143	29.9%	13,590	24.0%	
Home Values \$70,000 to \$99,999	149	5.2%	2,507	10.5%	5,102	9.0%	
Home Values \$50,000 to \$69,999	19	0.7%	643	2.7%	1,489	2.6%	
Home Values \$25,000 to \$49,999	16	0.6%	671	2.8%	1,305	2.3%	
Home Values Under \$25,000	51	1.8%	989	4.1%	2,289	4.0%	
Owner-Occupied Median Home Value	\$183,552		\$161,252		\$186,281		
Renter-Occupied Median Rent	\$715		\$708		\$726		
Transportation To Work (2019)							
Drive to Work Alone	4,359	77.9%	40,289	76.0%	88,762	74.9%	
Drive to Work in Carpool	406	7.3%	4,814	9.1%	10,464	8.8%	
Travel to Work by Public Transportation	159	2.8%	2,621	4.9%	4,802	4.1%	
Drive to Work on Motorcycle	33	0.6%	293	0.6%	633	0.5%	
Walk or Bicycle to Work	285	5.1%	2,835	5.3%	7,882	6.7%	
Other Means	76	1.4%	278	0.5%	785	0.7%	
Work at Home	276	4.9%	1,896	3.6%	5,102	4.3%	
Travel Time (2019)							
Travel to Work in 14 Minutes or Less	2,016	36.0%	16,620	31.3%	34,817	29.4%	
Travel to Work in 15 to 29 Minutes	2,505	44.8%	23,403	44.1%	52,062	44.0%	
Travel to Work in 30 to 59 Minutes	1,146	20.5%	11,533	21.7%	27,802	23.5%	
Travel to Work in 60 Minutes or More	112	2.0%	1,378	2.6%	3,454	2.9%	
Average Minutes Travel to Work	17.2		18.5		19.4		

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

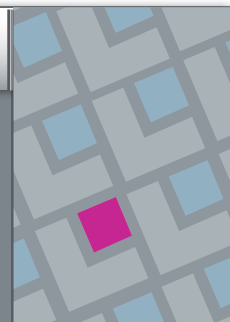
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