

FOR LEASE - JUNIOR ANCHOR & SHOPS

Broadway Boulevard & Craycroft Road - Northwest Corner
Tucson, Arizona

JOIN SHERWOOD
CABINETS OPENING
JUNE 2021!



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

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◆ JUNIOR ANCHOR AVAILABLE - 9,000 SF

Property Highlights

- Junior Anchor: 9,000 SF
- Shop Space: 1,400 SF and up
- Premier Broadway Boulevard location
- Tremendous access and visibility
- Lease Rate: Call to Discuss

Traffic Counts

Broadway Blvd	43,857 CPD
Craycroft Rd	27,203 CPD
Total	71,060 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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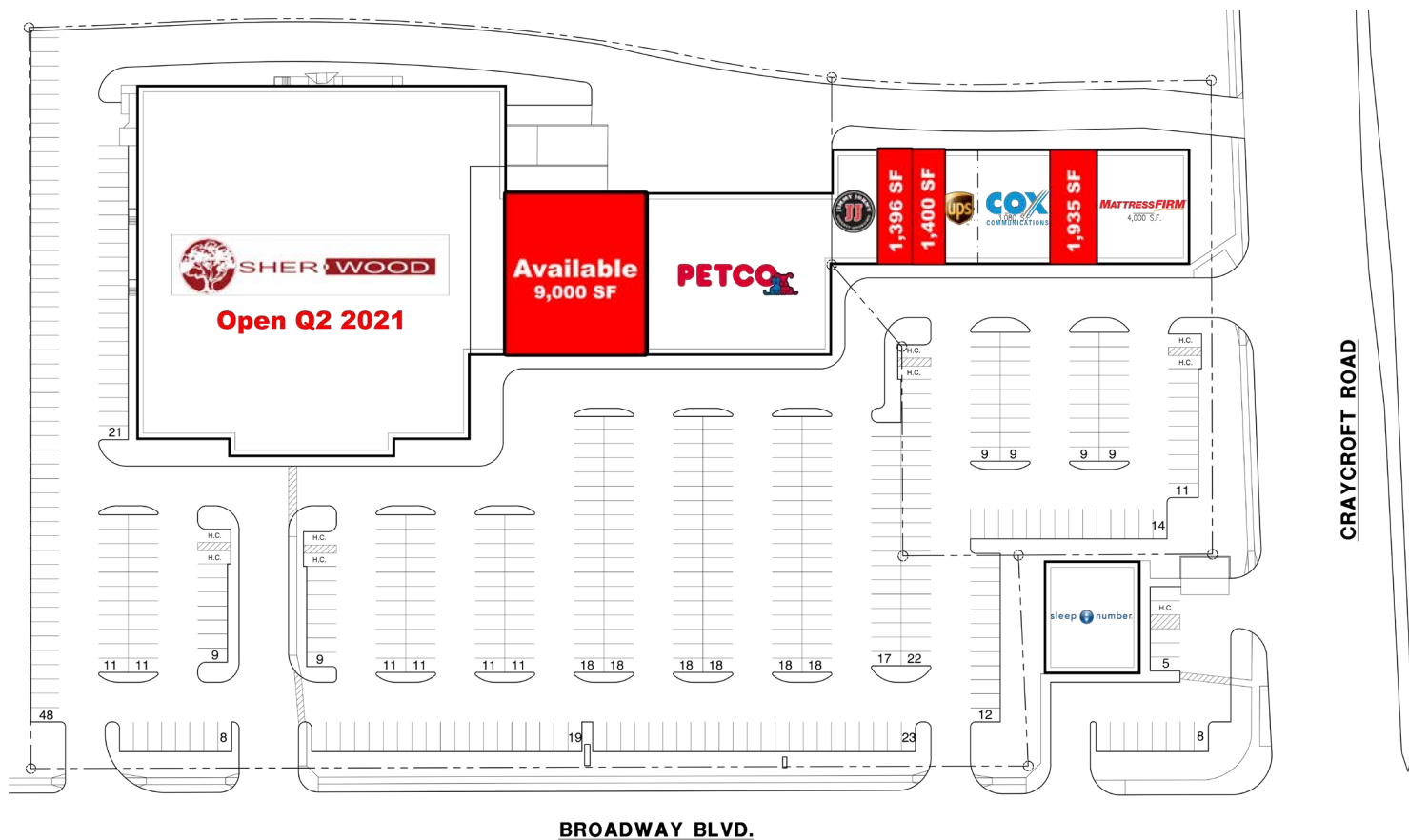
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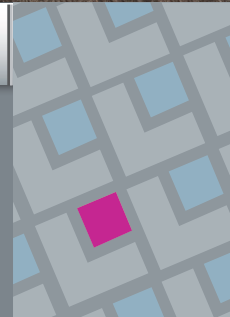
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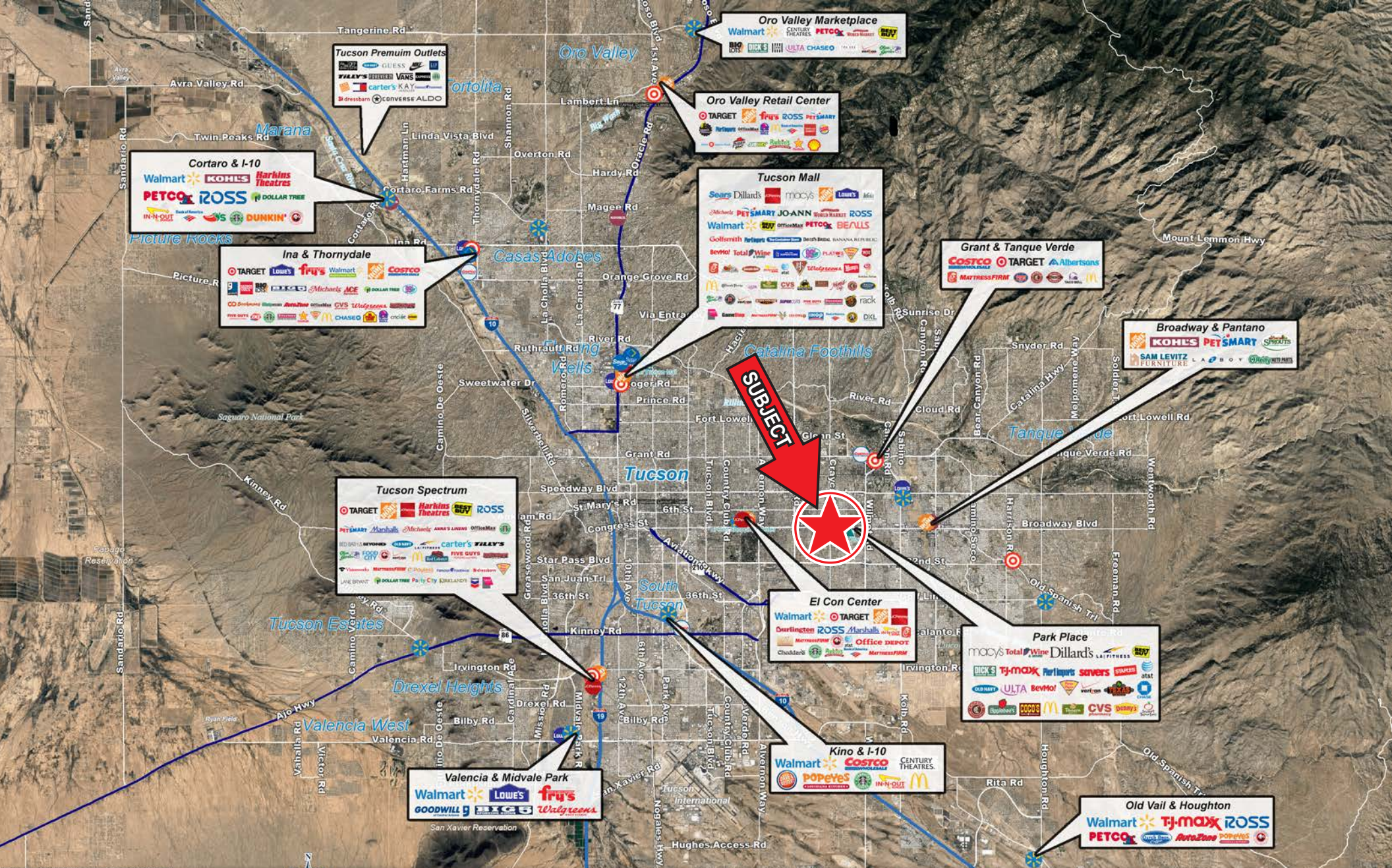
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EXPANDED PROFILE

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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Race & Ethnicity

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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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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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Demographic Source: Applied Geographic Solutions 4/2019, TIGER Geography

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Labor Force (2019)

	1 mi radius	3 mi radius	5 mi radius
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)

	1 mi radius	3 mi radius	5 mi radius
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)

	1 mi radius	3 mi radius	5 mi radius
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)

	1 mi radius	3 mi radius	5 mi radius
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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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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