

6701-6763 E Broadway Blvd
TUCSON, AZ 85710

Office & Retail Space | FOR LEASE
3,931 SF Sublease | Call Broker for Sublease Rate



Gordon Wagner

+1 520 398 5130

gordon.wagner@naihorizon.com

2900 N Swan Rd, Suite 200 | Tucson, AZ 85712 | www.naihorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdraw without notice. No liability of any kind is to be imposed on the broker herein.

NAIHorizon

Property Information

Office & Retail Space | FOR LEASE
3,931 SF Sublease | Call Broker for Sublease Rate



Property Features

- Built-out office spaces above standard improvements
- Ample parking
- High visibility
- C-1 Zoning
- Major East-West corridor with a high density of residences including large apartment complex

SUITE 6725 Sublease: 3,931 SF

- 11 Offices
- Reception Area
- Large Conference Room
- Break Room
- Copy Room
- Two Restrooms

Gordon Wagner

+1 520 398 5130

gordon.wagner@naihorizon.com

2900 N Swan Rd, Suite 200 | Tucson, AZ 85712 | www.naihorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdraw without notice. No liability of any kind is to be imposed on the broker herein.



Site Plan

Office & Retail Space | FOR LEASE
3,931 SF Sublease | Call Broker for Sublease Rate

SUITE	TENANT	SIZE SF
6701	Boot Barn	12,856
6725	Sublease Available	3,931
6735	Med Spa	1,253
6739	Roots Salon K&C	1,253
6743	State Farm	1,253
6747	Painted Temple Tattoo	1,253
6751	New Delhi Cuisine of India	2,506
6763	Assure HealthCare of AZ	2,193



Gordon Wagner

+1 520 398 5130

gordon.wagner@naihorizon.com

2900 N Swan Rd, Suite 200 | Tucson, AZ 85712 | www.naihorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdraw without notice. No liability of any kind is to be imposed on the broker herein.

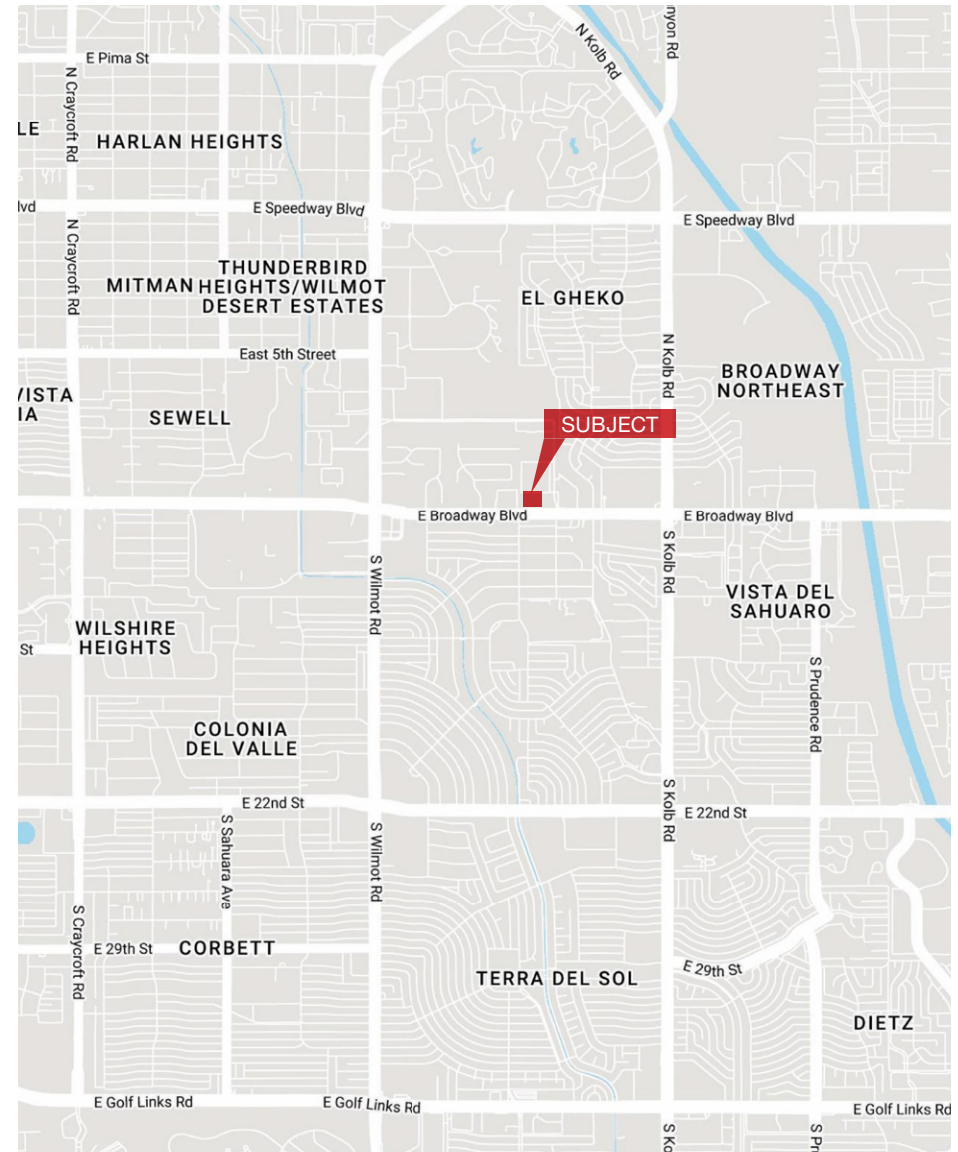
NAIHorizon

Property Demographics

Office & Retail Space | FOR LEASE
3,931 SF Sublease | Call Broker for Sublease Rate

POPULATION	1 MILE	3 MILES	5 MILES
2024	12,530	128,242	247,894
2029 Projected	12,405	126,621	245,555
2024 Workers Population	10,715	70,310	122,153
2024-2029 Annual Rate	-0.20%	-0.25%	-0.19%
2024 Median Age	46.0	41.7	42.4
2029 Estimated Avg. Age	47.7	43.2	43.7
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	5,933	59,793	114,284
2029 Projected	6,006	60,539	116,079
2024-2029 Annual Rate	0.24%	0.25%	0.31%
2024 Average Size	2.04	2.10	2.13
AVG HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2024	\$73,521	\$74,500	\$84,609
2029	\$88,201	\$90,481	\$101,607
OWNER HOUSING UNITS	1 MILE	3 MILES	5 MILES
2024	3,163	32,101	66,041
2029 Projected	3,413	34,668	70,981
2024 Renter Occupied	43.1%	43.3%	39.3%
2024 Median Home Value	\$306,444	\$290,576	\$313,150

TRAFFIC COUNTS	VPD
Broadway Blvd	41,746
Wilmot Rd	42,771
Kolb Rd	47,007



Gordon Wagner

+1 520 398 5130

gordon.wagner@naihorizon.com

2900 N Swan Rd, Suite 200 | Tucson, AZ 85712 | www.naihorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdraw without notice. No liability of any kind is to be imposed on the broker herein.

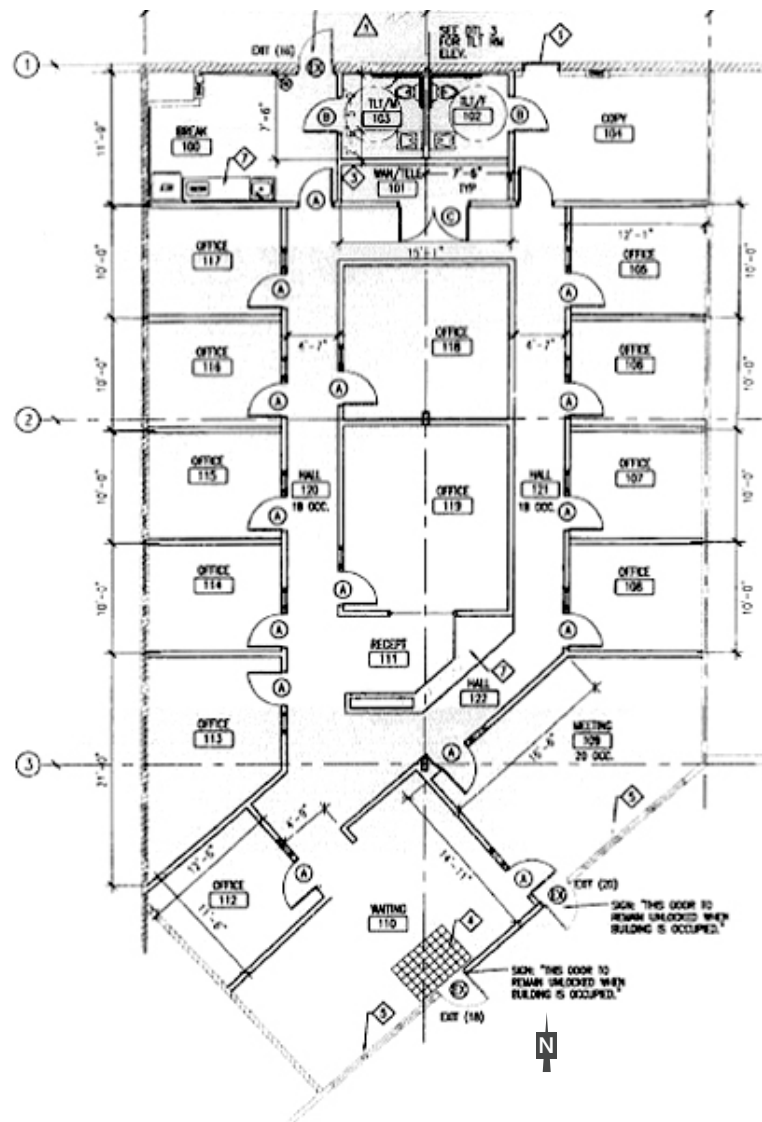
NAIHorizon

Floor Plan

Office & Retail Space | FOR LEASE
3,931 SF Sublease | Call Broker for Sublease Rate

SUITE 6725 Sublease: 3,931 SF

- 11 Offices
- Reception area
- Large conference room
- Break room
- Copy room
- Two restrooms



Gordon Wagner

+1 520 398 5130

gordon.wagner@naihorizon.com

2900 N Swan Rd, Suite 200 | Tucson, AZ 85712 | www.naihorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdraw without notice. No liability of any kind is to be imposed on the broker herein.

NAIHorizon

Retail Aerial

Office & Retail Space | FOR LEASE
3,931 SF Sublease | Call Broker for Sublease Rate



T17-04-005

Gordon Wagner

+1 520 398 5130

gordon.wagner@naihorizon.com

2900 N Swan Rd, Suite 200 | Tucson, AZ 85712 | www.naihorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdraw without notice. No liability of any kind is to be imposed on the broker herein.

NAIHorizon