

# BROADWAY PLAZA

TUCSON, AZ



## SIZE

84,298 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
16,152	122,422	218,072
<b>Households</b>		
8,338	55,859	97,165
<b>Median HH Income (\$)</b>		
48,111	61,085	63,577

## MAJOR TENANT(S)

Sprouts Farmers Market  
Athletico Physical Therapy  
UrgentVet  
PetSmart

## LEASING CONTACT

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## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



## LOCATION

7787 East Broadway Boulevard | Tucson, AZ 85710

## PROPERTY HIGHLIGHTS

- Anchored by Sprouts Farmers Market and PetSmart. Shadow-anchored by Home Depot
- Additional national tenants include: Subway, Cosmo Prof, Western Dental, Urgent Vet and Athletico Physical Therapy.
- Located at the high-traffic intersection of Broadway Boulevard (45,200 VPD) and Pantano Road (31,000 VPD)
- Population exceeds 121,600 within a three-mile radius, with an average household income over \$78,600



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Space	Tenant	SQ. FT.	7701	Western Dental	6,200	7809	Tae's Tailoring and Alterations	950	SHDW2	Home Depot	N/A
0105	Subway	1,275	7707	GB Studio	4,000	7815	Sticks n' Strings Music	1,900	SHDW3	Carl's Jr.	N/A
0115	Topline Nails	1,252	7713	Horseshoe Grill	4,100	7823	AVAILABLE	950	Total SQ. FT. 84,298		
0125	COMING AVAILABLE	1,231	7725	AVAILABLE	2,290	7827	Li Long Foot Massage	950			
0135	Allied Cash Advance	1,231	7731	Santosha Wellness	1,521	7831	Republic Finance	1,650			
0155	Athletico Physical Therapy	2,517	7735	Jackson Hewitt	1,283	7835	Isle of Games	3,435			
0175	Brooklyn Bedding	2,568	7739	The UPS Store	1,025	7847	La Baguette Parisienne	2,750			
101N	Southwest Smokeless	758	7743	Dogs and Donuts	1,025	7877	Sprouts Farmers Market	28,217			
103N	Alpine Boot and Shoe Repair	758	7747	CosmoProf	2,704	7895	Northwest Allied Physicians	3,484			
			7801	Tups Sups	950	SHDW1	PetSmart	N/A			
105N	Beijing Massage	1,010									
107N	UrgentVet	2,314									



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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# Demographic Summary Report

1990 - 2000 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval Retrieval

Jun 2, 2025



Latitude: 32.222502

Longitude: -110.825573

Broadway Plaza Tucson, AZ		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2024 Estimated Population	16,667	121,320	221,233
	2029 Projected Population	16,537	121,058	221,872
	2010 Census Population	15,269	116,202	214,871
	2000 Census Population	15,256	115,095	215,644
	1990 Census Population	14,841	106,456	194,945
	Historical Annual Growth 1990 to 2000	0.28%	0.78%	1.01%
	Historical Annual Growth 2000 to 2010	0.01%	0.10%	-0.04%
	Estimated Annual Growth 2010 to 2024	0.60%	0.29%	0.20%
	Projected Annual Growth 2024 to 2029	-0.16%	-0.04%	0.06%
	Median Age	43.9	44.4	44.0
Households	Q4 2024 Estimated Households	8,816	55,449	98,677
	2029 Projected Households	8,747	55,307	98,923
	2010 Census Households	8,054	52,001	93,529
	2000 Census Households	8,036	50,713	91,361
	1990 Census Households	7,617	45,364	79,880
	Historical Annual Growth 1990 to 2000	0.54%	1.12%	1.35%
	Historical Annual Growth 2000 to 2010	0.02%	0.25%	0.23%
	Estimated Annual Growth 2010 to 2024	0.61%	0.44%	0.36%
	Projected Annual Growth 2024 to 2029	-0.16%	-0.05%	0.05%
	Population per Household	1.86	2.16	2.20
Population by Race	White	60.5%	59.6%	59.0%
	Black or African American	5.4%	5.3%	5.3%
	Asian & Pacific Islander	2.9%	2.9%	3.0%
	Other Races	6.4%	6.4%	6.5%
	Hispanic Population	24.7%	25.8%	26.1%
Income	Average Household Income	\$65,168	\$82,391	\$86,320
	Median Household Income	\$48,236	\$61,137	\$63,679
	Per Capita Income	\$34,887	\$38,067	\$39,066
Education (Age 25+)	Elementary	2.0%	2.6%	2.9%
	Some High School	4.0%	4.4%	5.0%
	High School Graduate	23.6%	22.2%	21.4%
	Some College	28.0%	26.9%	25.9%
	Associates Degree Only	13.1%	11.2%	10.4%
	Bachelors Degree Only	19.3%	19.7%	19.9%
	Graduate Degree	10.0%	13.0%	14.7%
Business	Number of Businesses	286	2,845	5,504
	Total Number of Employees	3,902	34,151	72,585
	Employees per Business	13.63	12.00	13.19
	Residential Population per Business	58.20	42.64	40.19

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