



## Mall-Anchored Shops

NOW UNDER CONSTRUCTION  
Delivering September 2025

**BROADWAY @ PARK PLACE**  
5870 East Broadway Blvd.  
Tucson, AZ

# The Mall



Park Place is a fashion and entertainment destination located in one of the strongest retail corridors in Tucson. Anchoring the Broadway business area, the mall offers a strong lineup of retail and restaurant options as well as a state-of-the-art 20-screen cinema.



Grand Opening  
September 1st,  
1965



128  
RETAILERS

20+  
RESTAURANTS

12+  
options  
ENTERTAINMENT +  
TECH + GAMING

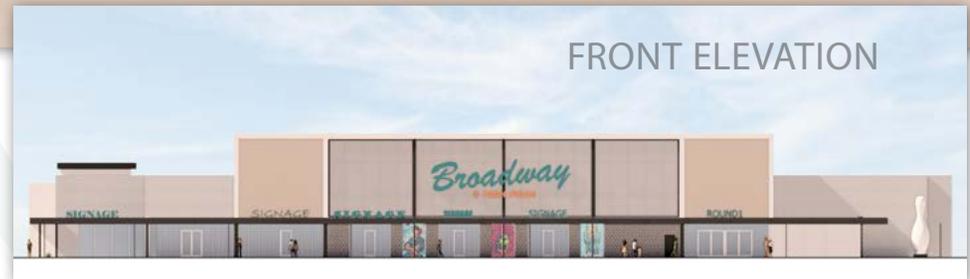
RETAIL    RESTAURANTS    ENTERTAINMENT



BROADWAY @ PARK PLACE



# Conceptual Rendering



## NORTHEAST CORNER VIEW

The retail façade will undergo a full architectural renovation, inspired by the Mid-Century design of the original 'Park Mall'. A vibrant new patio space for the endcap restaurant, prominent signage and pedestrian-oriented touches will bring restored energy to this iconic part of the Tucson community.

# Overview

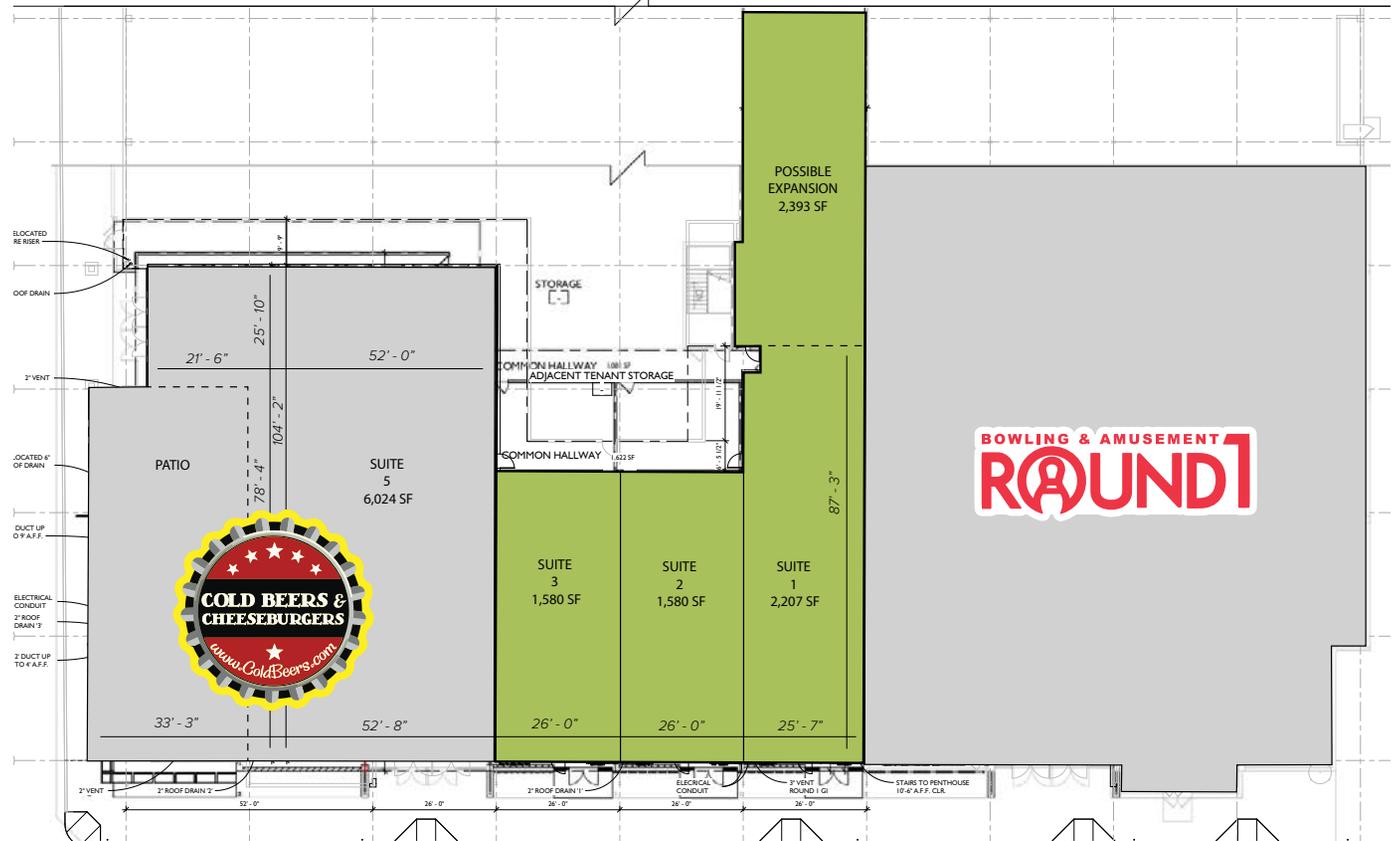


# Site Plan

## DEMISING FLOOR PLAN

SUITE		SQUARE FOOTAGE
1	Available	2,207
<i>Can Be Expanded Up To 4,600 SF</i>		
2	Available	1,580
3	Available	1,580
5	Cold Beers & Cheeseburgers	6,024

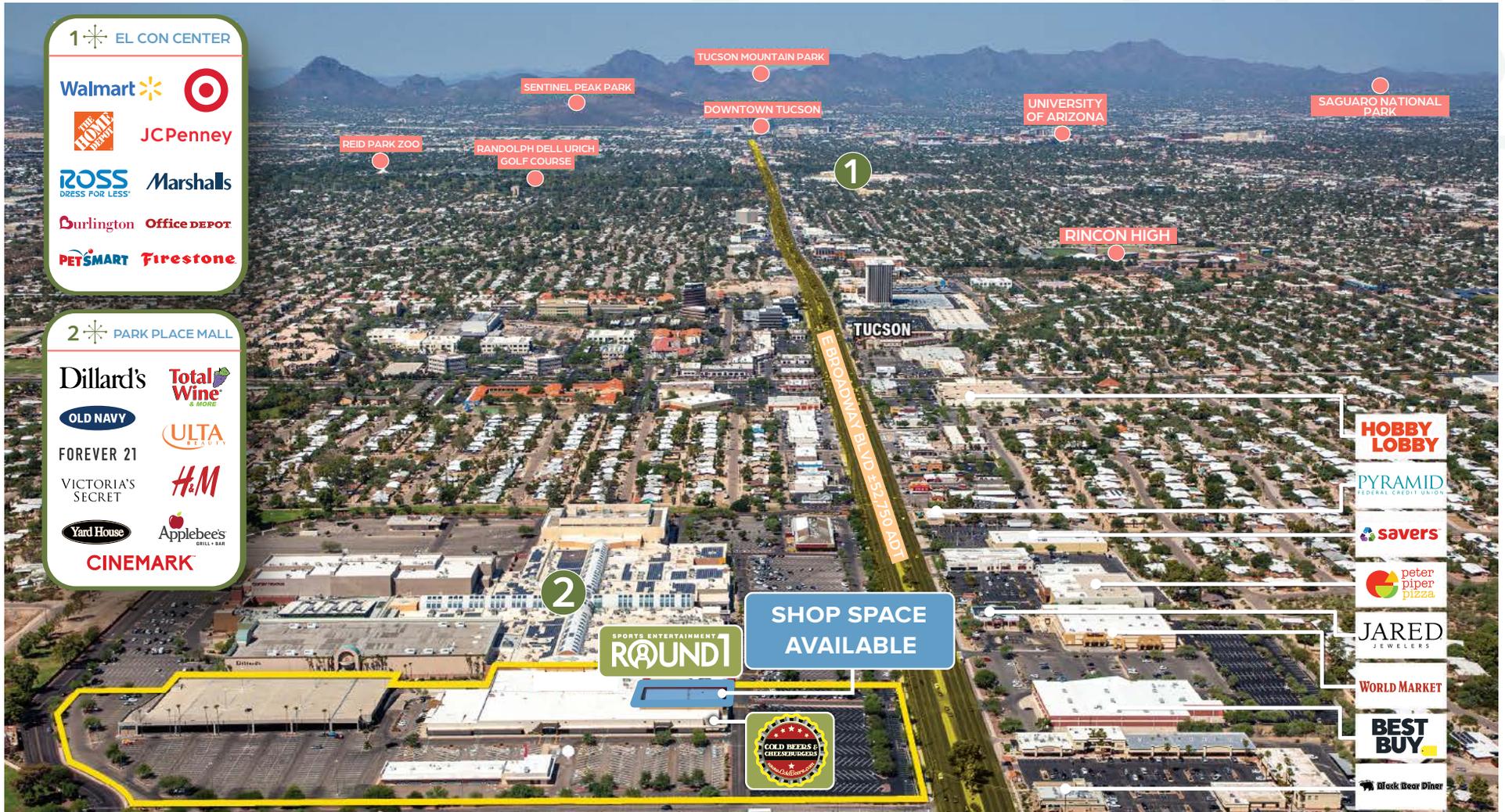
Please Note: Suites can be combined



## CONCEPTUAL ELEVATIONS



# Overview



MALL-ANCHORED SHOPS | BROADWAY AT PARK PLACE | 5870 EAST BROADWAY BOULEVARD

*Elevated Eye Candy*



UP TO 7,760 SF  
SHOP SPACE  
AVAILABLE



BROADWAY @ PARK PLACE



MALL-ANCHORED SHOPS | BROADWAY AT PARK PLACE | 5870 EAST BROADWAY BOULEVARD

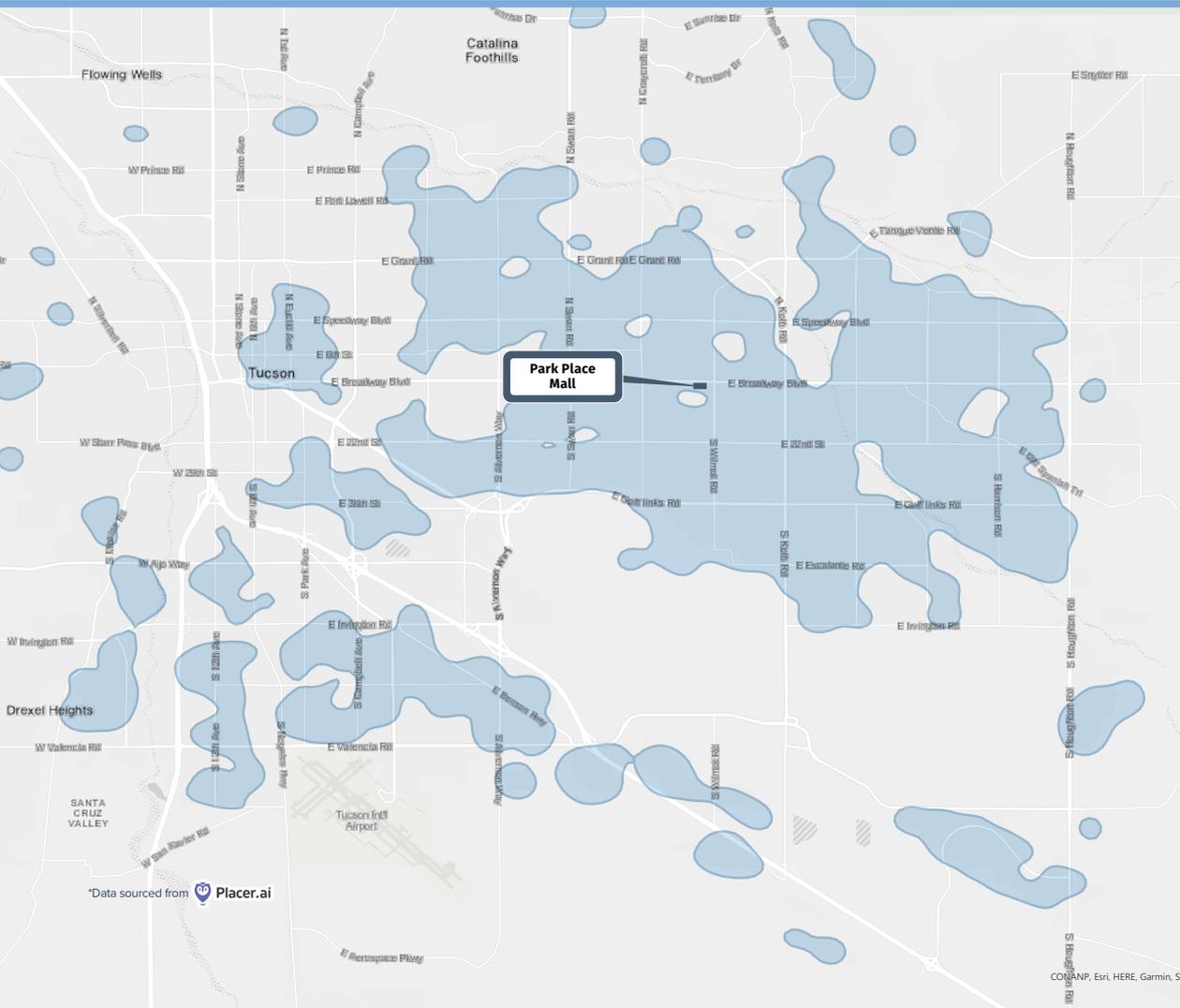
*Desert Dreams on Display*



BROADWAY @ PARK PLACE



# Trade Area Analysis



\*Data sourced from Placer.ai

## PROPERTY HIGHLIGHTS

- E Broadway Boulevard carries 52,750 vehicles per day.
- Over 7,100,000 visits in the last 12 months.
- Park Place Mall is 97% leased.



## LOCATION RANKINGS IN ARIZONA



#1/19 LOCATIONS



#1/11 LOCATIONS



#3/21 LOCATIONS



#3/29 LOCATIONS

 TRUE TRADE AREA—70% OF ALL FOOT TRAFFIC.



# We'd Love To Partner With You

## FOR LEASING INFORMATION

### RYAN DESMOND

602.931.4489  
rdesmond@w-retail.com

### BRYAN BABITS

602.931.4491  
bbabits@w-retail.com

### JAKE McCLAUGHRY

602.368.1088  
jmclaughry@w-retail.com

## DEVELOPER CONTACT

### HEATHER WISEMAN

**Sr. Vice President | Leasing**  
303.656.8713  
hwiseman@evgre.com

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors has not verified such information and makes no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans and information may not be accurate and should be verified by you prior to the lease or purchase of the property.



Developed by:

## Evergreen

2390 E Camelback Rd, Suite 410 | Phoenix, AZ 85016

602.808.8600 | [evgre.com](http://evgre.com)

\*Developer



## WESTERN<sup>\*</sup>

RETAIL ADVISORS

2555 E Camelback Rd, Suite 200 | Phoenix AZ, 85016

602.778.3747 | [w-retail.com](http://w-retail.com)

\*Owner/Agent

