

# Broadway East Plaza

SEC Broadway Blvd & Camino Seco  
Tucson, AZ 85710

Bear Canyon Pizza Opening December 2024  
±2,100 SF Available, includes 2 bathrooms and breakroom!



# Broadway East Plaza

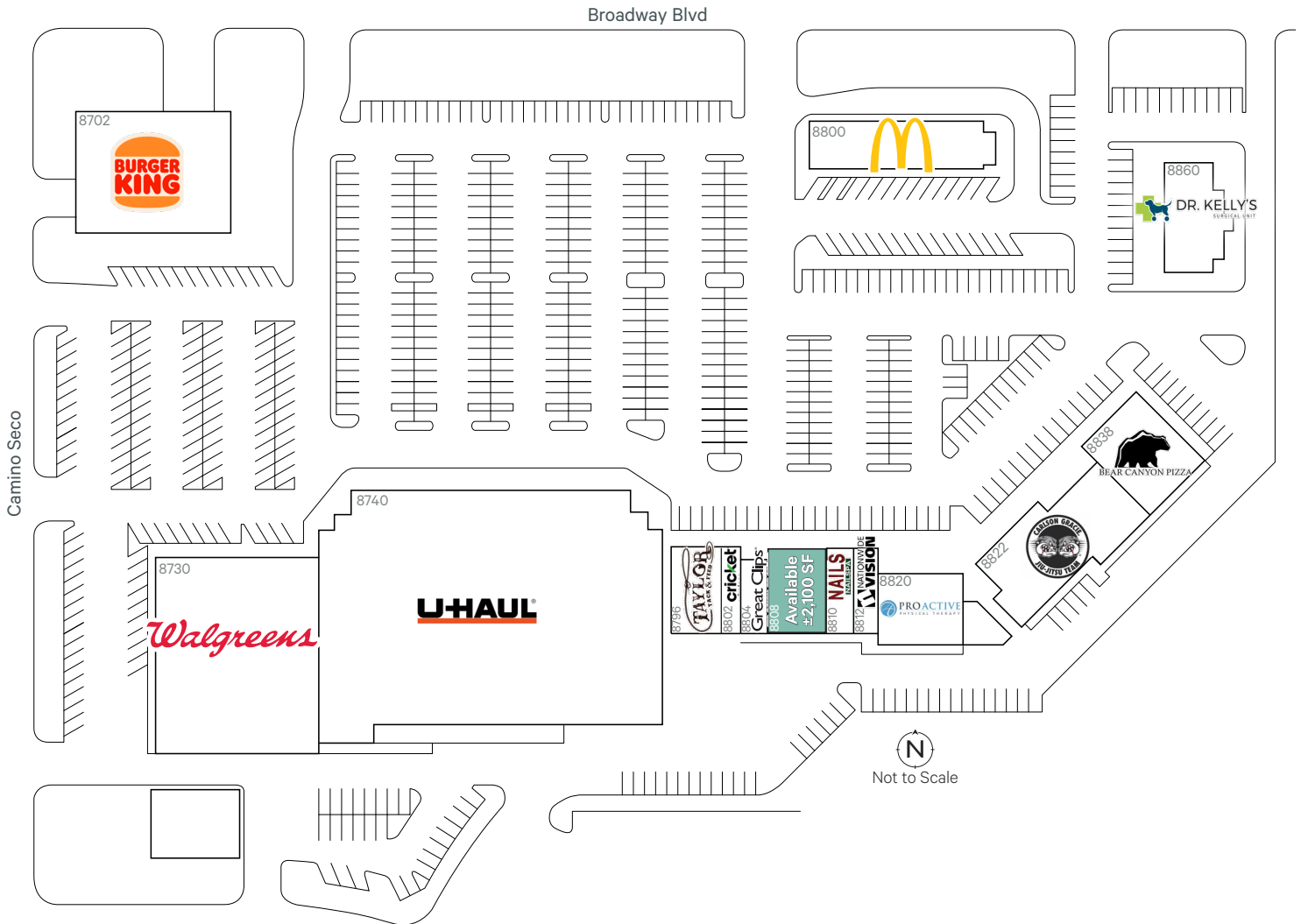
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# For Lease

## Property Details

<b>Available Space</b>	±2,100 SF
<b>Lease Rate</b>	Varies by size and location
<b>NNN Charges</b>	\$4.85/SF estimated
<b>Traffic Counts</b>	Broadway Blvd ±31,151 AADT
Source: PAG	Camino Seco ±10,751 AADT

- + Broadway Blvd widened from Camino Seco to Houghton Rd
- + Impressive facade up to ±28 feet tall
- + Easy access and visibility
- + Monument sign



### Tenant Roster

8730 E Broadway	Walgreens
8740 E Broadway	U-Haul Storage
8796 E Broadway	Taylor Tack & Feed
8802 E Broadway	Cricket Wireless
8804 E Broadway	Great Clips
8808 E Broadway	Available ±2,100 SF
8810 E Broadway	Nails Spa

8812 E Broadway	Nationwide Vision
8820 E Broadway	Proactive Physical Therapy
8822 E Broadway	Carlson Gracie Jiu Jitsu
8838 E Broadway	Bear Canyon Pizza
8860 E Broadway	Dr. Kelly's Veterinary Clinic
8800 E Broadway	McDonald's
8702 E Broadway	Burger King

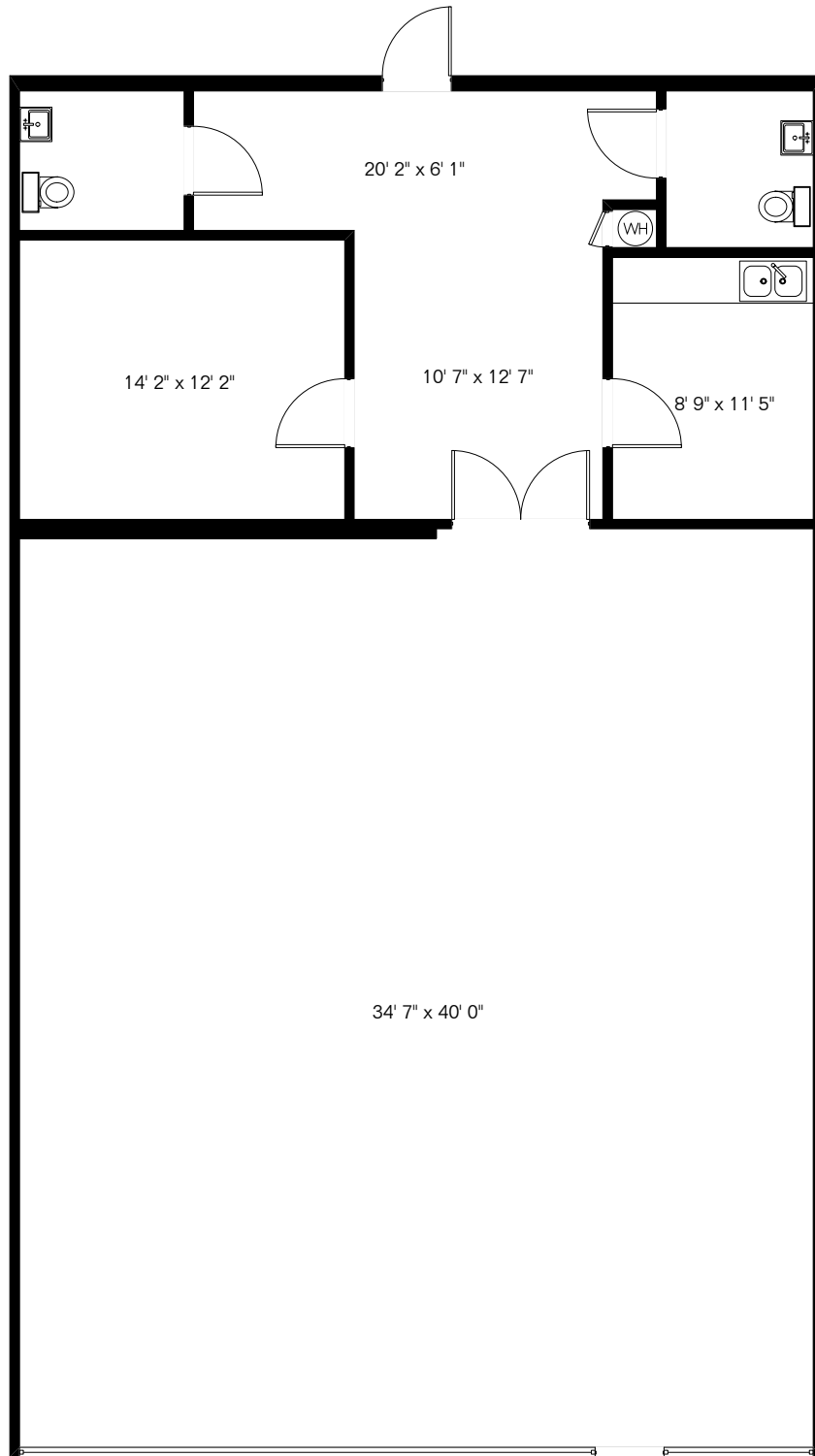
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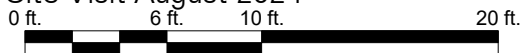
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## Floor Plan

8808 E Broadway Blvd - ±2,100 SF



Site Visit August 2024



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Rentable 2,100 Sq Ft



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2024 Estimated Demographics	1 Mile	3 Miles	5 Miles
Population	14,600	103,347	193,027
Avg. Daytime Workers	2,815	32,808	78,058
Avg. Household Income	\$77,966	\$88,918	\$91,316
Households	6,647	47,471	87,178
Median Age	43.6	44.7	43.7

Source: ESRI

## Contact Us

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