



# Goodwill

8358 E Broadway Blvd  
Tucson, AZ 85710





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## Goodwill

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## Goodwill

8358 E Broadway Blvd  
Tucson, AZ 85710



### Year Built:

1973

### Renovated:

2015

### Land:

1.60 Acres  
(69,765 SqFt)

### Bldg:

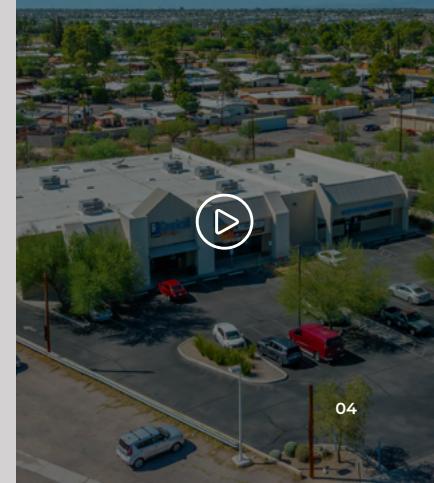
17,284 SqFt

### Frontage:

153' on Broadway Blvd

### Parking:

65 Spaces  
2.83/1,000 SqFt





- ☒ NNN Corporate Guaranteed Lease
- ☒ ±10 Year Operating History at this Site with Brand New 10-Year Lease Extension Executed
- ☒ Two 5-Year Renewal Options with Annual Increases
- ☒ Projected Population Growth of +3.98% within 1 Mile Radius from 2024-2029, per LoopNet
- ☒ Ranked in 89<sup>th</sup> Percentile Nationwide for Visits within the "Clothing" Category\*
- ☒ Strong Brand Recognition; +3,300 Independent Goodwill Locations
- ☒ Over 3,400 Visits in Foot Traffic per Week with +4.3% Visits YoY\*

\*per Placer.ai

- Tucson is the 2<sup>nd</sup> Most Populated City in Arizona with MSA Population Exceeding 1.03MM, Approximately 1% Annual Growth Rate
- Less than 9 Miles from the University of Arizona, a Top 100 Global University with ±53,000 Average Annual Student Enrollment
- Situated on a Major Commercial Corridor with Excellent Visibility and Dual Ingress/Egress
- Strategically Positioned Along E Broadway Blvd (44,714 VPD), a Major East-West Thoroughfare
- Located in Dense Residential Area with Population Over 113,000 in 3 Mile Radius

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- ☒ Several Apartments within 1 Mile Radius with Over 2,200 Units Combined
- ☒ Average HHI of +\$73,900 in 3 Mile Radius
- ☒ Less than 0.5 Miles from Walmart Anchored Shopping Center with Taco Bell, Ace Hardware, Baskin-Robbins and Bank of America
- ☒ 3 Miles from Park Place Mall, a 1.1MM SqFt Shopping Center with Over 6.2MM Visits per Year, per Placer.ai

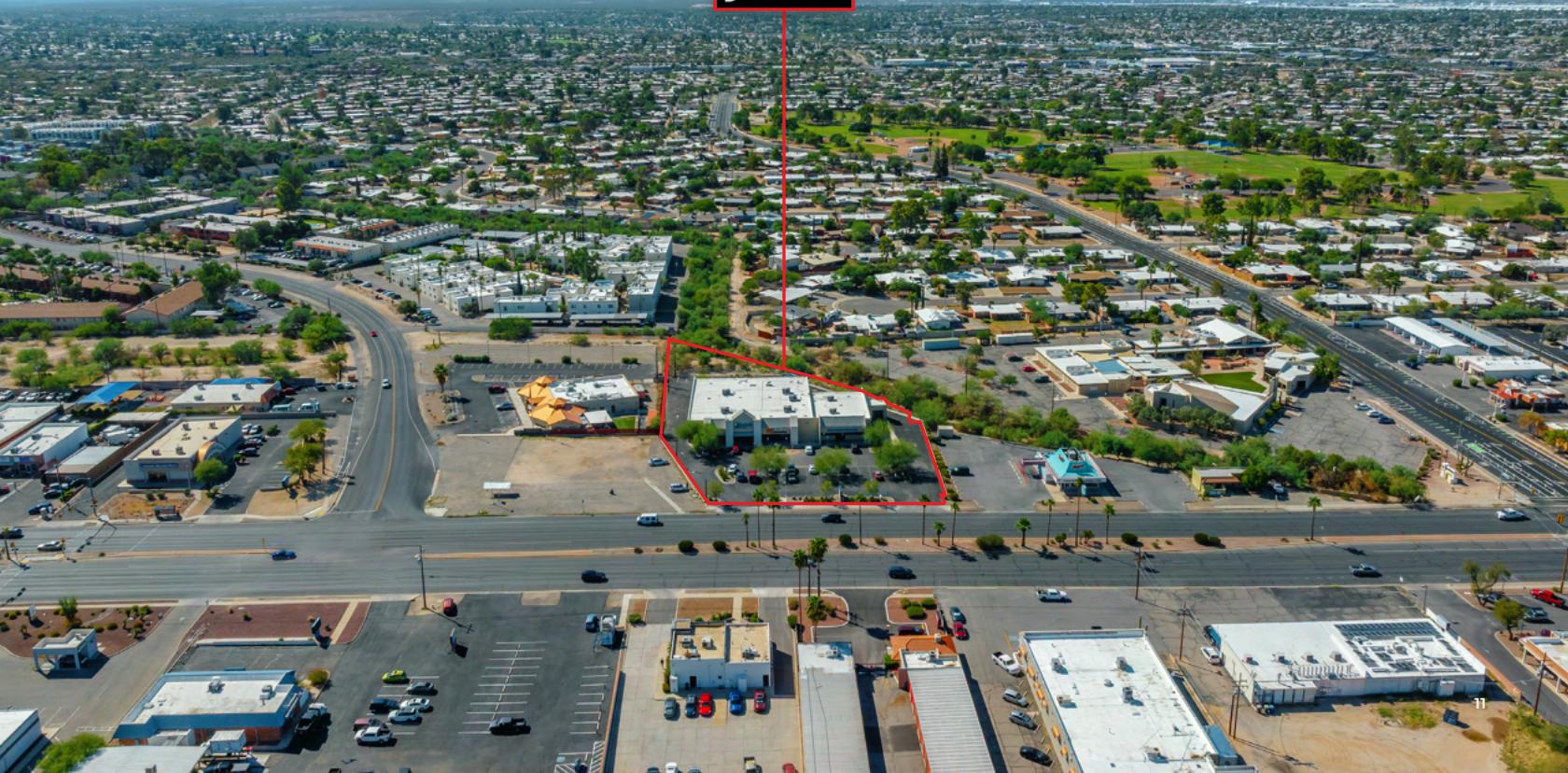




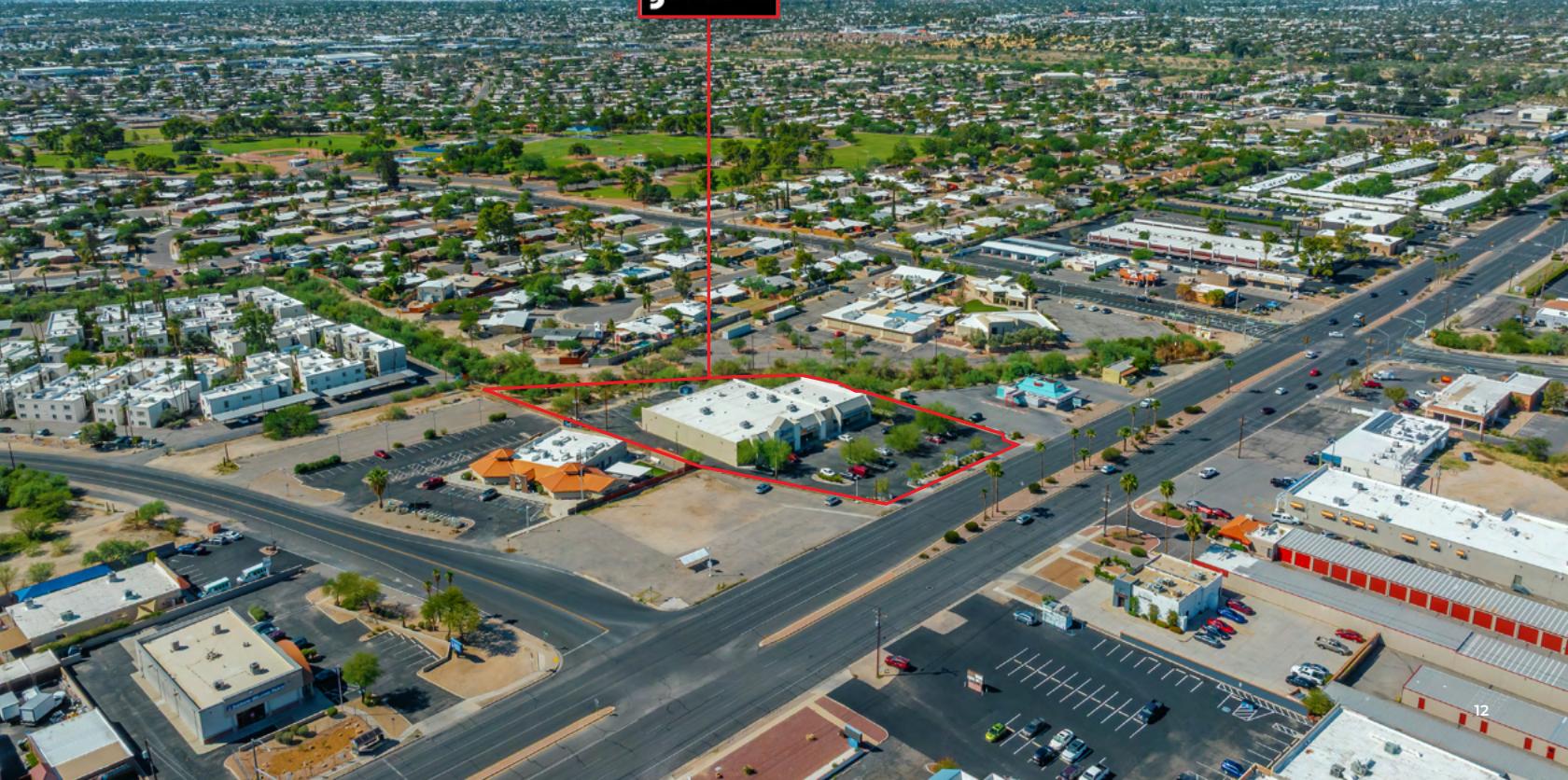




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N













**Lease Type**

**NNN\***

**Lease Guarantor**

**Goodwill of Southern Arizona, Inc.,  
an Arizona Non-Profit Corporation**

**Rent Commencement Date**

**October 15, 2015**

**Lease Expiration Date**

**November 30, 2035**

**Term Remaining on Lease**

**10 Years**

**Options**

**Two 5-Year**

**Increases**

**2% Annual Increase Years 1-5,**

**2.5% Annual Increase Years 6-10,**

**2.5% Annual Increases in Option Period**

**ROFR**

**Lessee Has the Right of First Refusal  
to Purchase**

*\*Section 10 of Lease states Common Area Charges are covered by Tenant including "Maintenance of exterior roof and reserves for roof replacement and exterior painting of the Common Areas."*



TENANT	LEASE TYPE	AREA	LEASE FROM	LEASE TO	ANNUAL RENT	ANNUAL RENT PER AREA	RENT INCREASE	RENT INCREASE DATE	OPTIONS
Goodwill	NNN	17,284	10/15/2015	11/30/2035	\$319,170	\$18.47	\$325,553	12/01/2026	TWO 5-YEAR WITH 2.5% ANNUAL INCREASES

## ▶ RENT ROLL

YEAR	MONTHLY RENT	ANNUAL RENT
12/01/2025 – 11/30/2026*	\$26,597	\$319,170
12/01/2026 – 11/30/2027	\$27,129	\$325,553
12/01/2027 – 11/30/2028	\$27,672	\$332,064
12/01/2028 – 11/30/2029	\$28,225	\$338,706
12/01/2029 – 11/30/2030	\$28,790	\$345,480
12/01/2030 – 11/30/2031	\$29,509	\$354,117
12/01/2031 – 11/30/2032	\$30,247	\$362,970
12/01/2032 – 11/30/2033	\$31,003	\$372,044
12/01/2033 – 11/30/2034	\$31,778	\$381,345
12/01/2034 – 11/30/2035	\$32,573	\$390,879

NOI  
\$319,170 

Cap Rate  
6.15% 

Price  
\$5,189,760 

Price/ft Land  
\$74.39 

Price/ft Bldg.  
\$300.26 

\*Rent Abatement 12/01/2025-01/31/2026, Seller to Credit Rent to Buyer at Closing



# Goodwill®

Founded in 1969, Goodwill of Southern Arizona is a nonprofit organization dedicated to empowering individuals through job training and employment services, helping them build skills and achieve self-sufficiency. The organization is co-led by CEO's Liz Gulick and Lisa Allen, who bring over 15 years of combined leadership experience within the Goodwill network. In the early 2000s, Goodwill expanded its mission by launching career centers to support job seekers with training and resources. Today, it operates six Job Connection Centers across Arizona, located in Tucson, Sierra Vista, and Casa Grande. Goodwill of Southern Arizona currently runs 12 community programs, including six tailored for youth and young adults, addressing barriers to employment and promoting long-term success. Goodwill in Southern Arizona currently operates 18 retail thrift stores, 1 GoodThreads Boutique, 2 Outlets, and has over 35 locations to donate to. According to *ProPublica*, the organization reported \$44.2MM in revenue and \$59.1MM in total assets as of 2024.



**PARENT**  
Goodwill Industries  
International (GII)



**2024 TOTAL REVENUE**  
\$44.2MM; \$59.1MM in  
Total Assets



**OWNERSHIP**  
Nonprofit Organization



**WEBSITE**  
[www.goodwillsouthernaz.org/](http://www.goodwillsouthernaz.org/)



**HEADQUARTERS**  
Tucson, AZ

# Goodwill



Industries International, Inc.

Established in 1902 by Reverend Edgar J. Helms in Boston, Goodwill Industries International (GII) serves as the umbrella organization for over 150 community-based Goodwill agencies. Operating in 17 countries under a social enterprise model, GII supports a vast network of +3,300 independently run thrift stores across the U.S. and Canada. Goodwill's model is considered recession-resistant, offering affordable goods while funding critical services like job training and employment placement. In 2024 alone, Goodwill served over 2.1MM individuals worldwide, helping +140,000 people train for careers in healthcare, IT, and banking. In recognition of its impact, Goodwill Industries International was named among the top 10 organizations of Forbes list of America's Top 100 Charities in 2024 and ranked #2 on *The NonProfit Times* top largest nonprofits based on private contributions in 2023. Majority of revenue is primarily generated through sale of donated goods, which funds employment placement, job training, and other services. The total revenue for Goodwill Industries was \$8.2B and an estimate of \$5.59B in total assets in the 2024 fiscal year.



LOCATIONS  
+3,300



2024 TOTAL REVENUE  
\$8.2B



2024 TOTAL ASSETS  
Est. \$5.59B



WEBSITE  
[www.goodwill.org](http://www.goodwill.org)



HEADQUARTERS  
Rockville, MD



## TUCSON, AZ

Tucson is Arizona's second-largest city, with a metro population of approximately 1.03MM and serves as the largest urban center in Pima County. The city is home to several major employers, including Amazon, FedEx, the University of Arizona, Raytheon Missile Systems, Banner University Medical Center, and Davis-Monthan Air Force Base (DMAFB). DMAFB ranks as the third-largest employer in the region, supporting over 46,000 jobs and contributing more than \$2.6B annually to the local economy. With its affordable cost of living and business-friendly environment, Tucson has experienced significant economic expansion, adding over 14,000 new jobs and generating a \$6.5B economic impact in recent years. The city is recognized as a *Top 25 Next Market for Tech Talent* and according to *CommercialCafe*, as of July 2024, ranks #8 *Best City for Gen Z*, reflecting its appeal to emerging professionals and innovators.



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Tucson is part of a Top 10 emerging metropolitan region alongside Phoenix, offering abundant land for development and access to a robust talent pipeline from institutions like the University of Arizona (a Top-100 Global University), Arizona State University, and Pima Community College. The city welcomes more than 7MM visitors annually, drawn by its cultural heritage, outdoor recreation, and culinary scene. Strategically located, Tucson offers direct access to California, Mexico, and Texas—three of the world's largest economies—making it a key hub for trade, logistics, and investment. Ranked by investors as a "Top 10 Growth Frontier," Tucson's appeal lies in its dynamic mix of higher education, aerospace and defense industries, growing tech sector, and cost-effective living, positioning Southern Arizona for sustained growth and opportunity.

Anchored by some of the area's largest employers, the corridor is projected to generate an annual economic impact of \$32B and create approximately 200,000 jobs. One of the most notable developments includes the new regional headquarters for Caterpillar's mining technology division in Tucson, which is expected to bring 600 jobs and contribute \$600MM to the local economy. With its strategic location, infrastructure investment, and concentration of high-impact industries, the Sonoran Corridor (a multi-phase economic development) is positioned to be a powerful driver of long-term regional growth, designed to transform a 50-square-mile region in Pima County and Southern Arizona into a major hub for industry and innovation.

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## ► POPULATION

1

MILE

3

MILE

5

MILE

2024 Population	18,353	113,285	202,885
2029 Population Projection	19,083	117,017	209,511
Annual Growth 2024-2029	0.8%	0.7%	0.7%
Median Age	39.2	41.2	40.7
Bachelor's Degree or Higher	26%	30%	32%
U.S. Armed Forces	145	1,161	3,342

## ► HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2024 Households	9,055	51,722	89,782
2029 Household Projection	9,420	53,476	92,768
Annual Growth 2024-2029	0.8%	0.7%	0.7%
Owner Occupied Households	3,589	30,704	53,352
Renter Occupied Households	5,831	22,772	39,416
Avg Household Size	1.9	2.1	2.2
Avg Household Vehicles	1	2	2
Total Specified Consumer Spending (\$)	\$207.6MM	\$1.4B	\$2.6B

## ► INCOME

1

MILE

3

MILE

5

MILE

Average Household Income	\$57,374	\$73,973	\$78,450
Median Household Income	\$43,522	\$56,193	\$58,060

## ► HOUSING

Median Home Value	\$208,885	\$236,785	\$248,724
Median Year Built	1977	1978	1977



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