

HIGHLY
VISIBLE
PAD
OPPORTUNITY!



AT HOME PADS AND SHOPS

SIHI

WNWC Broadway Blvd & Craycroft Rd
Tucson, Arizona

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 **VELOCITY**
RETAIL GROUP

NEW PADS AND SHOPS



◆ **±5,750 SF FULLY APPROVED DRIVE THRU PAD & ±7,500 SF SHOPS AVAILABLE**

Property Highlights

- Pads located in At Home anchored center
- Located between El Con and Park Place Mall on Tucson's busiest east side corridor
- Strong retail corridor
- High visibility with over 44,000 CPD
- High HH income - over \$100K within 1 mile

Traffic Counts

Broadway Blvd	44,668 CPD
Craycroft Rd	30,800 CPD
Total	75,468 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	12,734	116,891	264,233
Estimated Households	6,553	54,469	120,295
Avg Household Income	\$76,293	\$73,605	\$80,565
Daytime Population	14,563	59,020	118,621

Source: SitesUSA

Nearby Tenants



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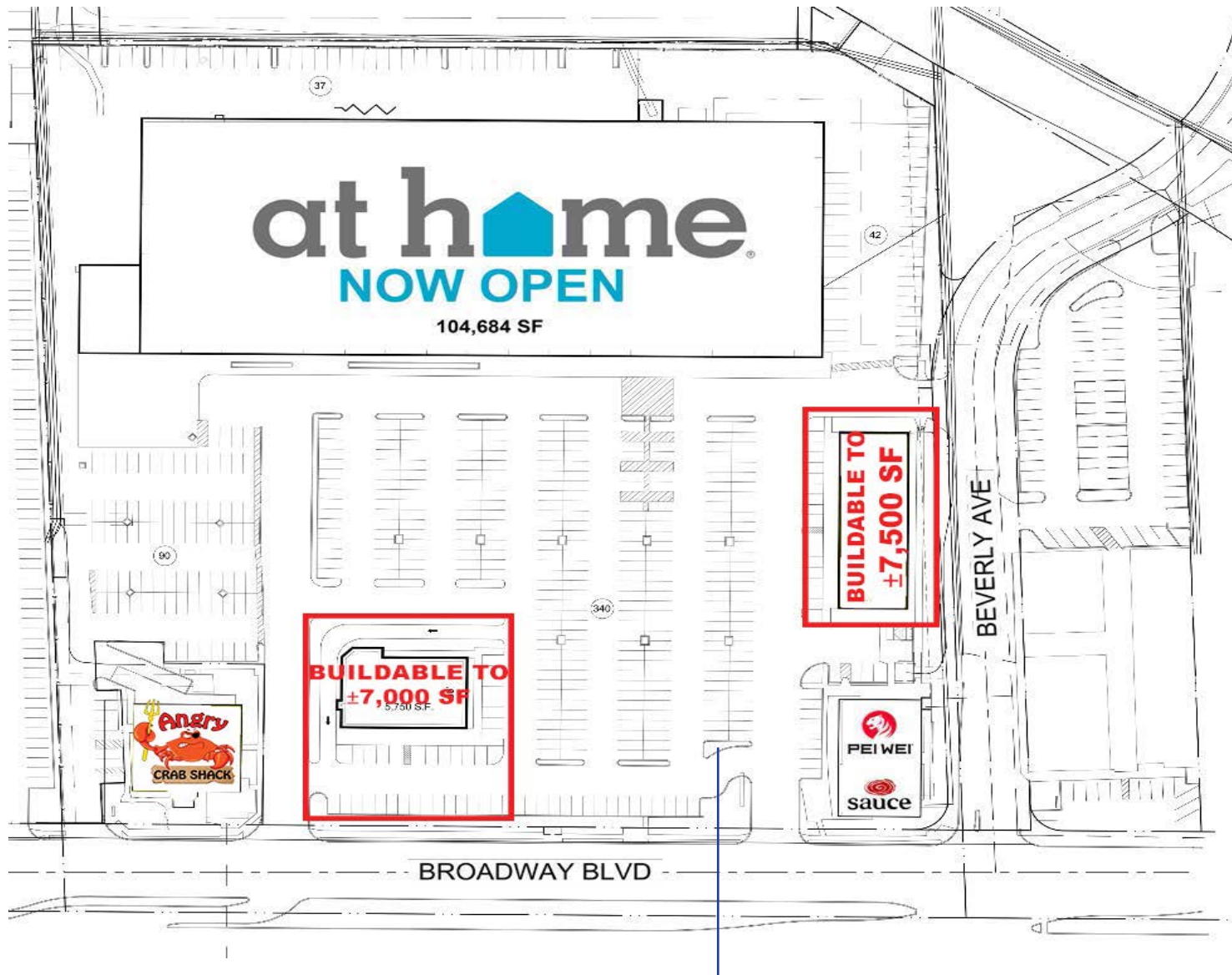
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CONCEPTUAL SITE PLAN

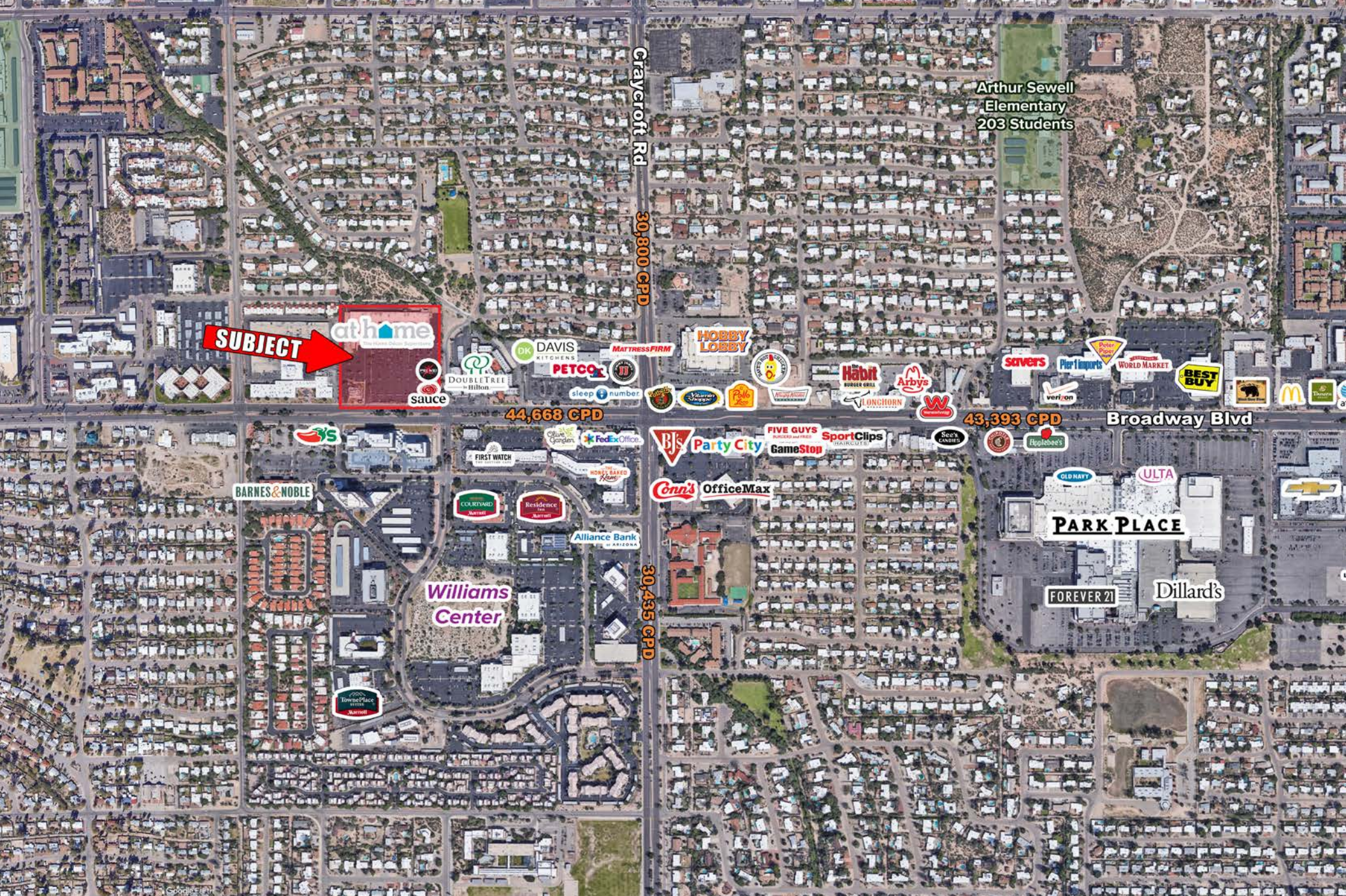


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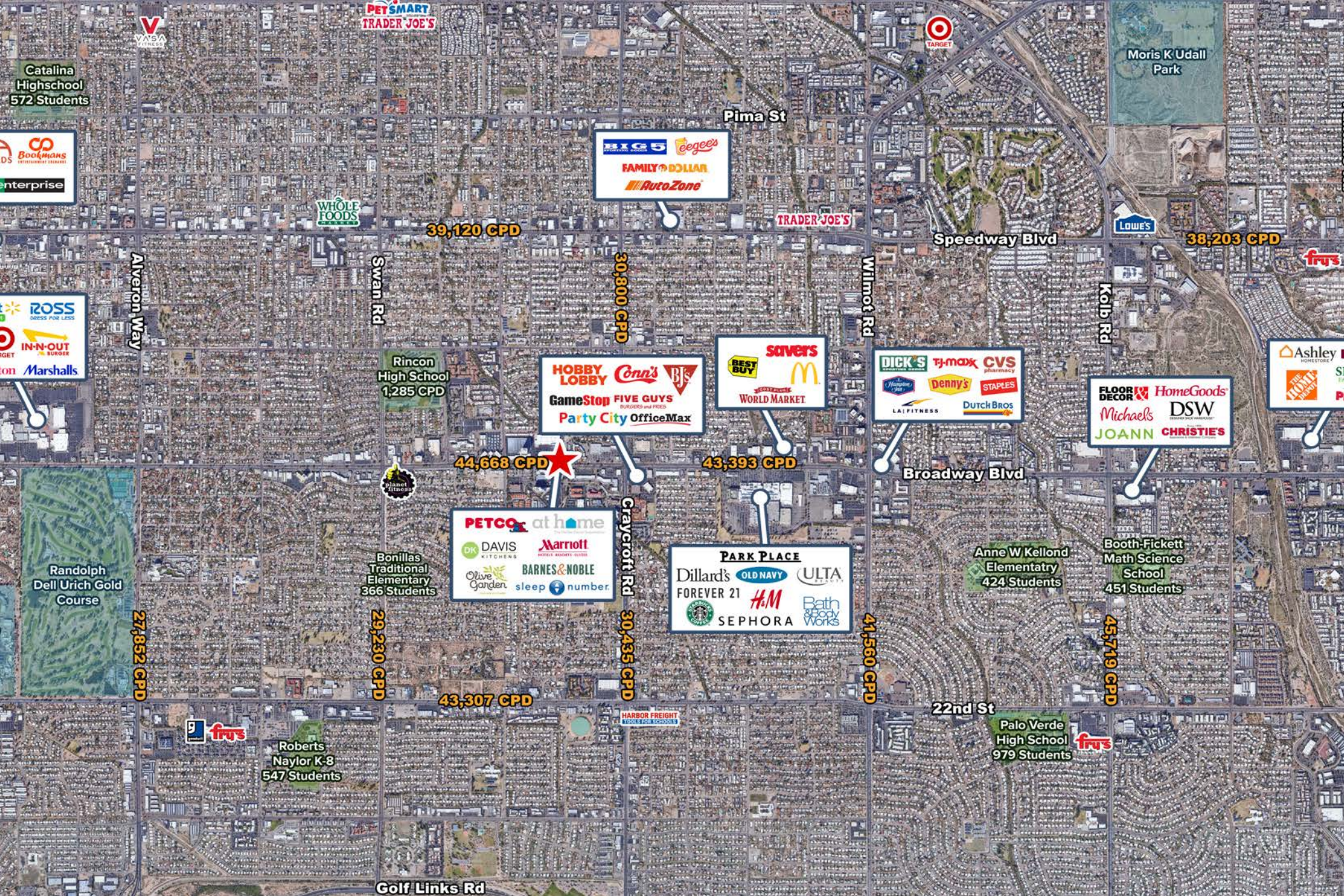
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DEMOGRAPHICS



2023 POPULATION

1 MILE: 12,734
3 MILES: 116,891
5 MILES: 264,233



MEDIAN HOUSEHOLD INCOME

1 MILE: \$76,293
3 MILES: \$73,605
5 MILES: \$80,565



POPULATION GROWTH PROJECTION 2023 - 2028

1 MILE: 0.1%
3 MILES: 0.2%
5 MILES: 0.2%



TOTAL BUSINESSES

1 MILE: 1,123
3 MILES: 6,962
5 MILES: 13,786



2023 TOTAL HOUSEHOLDS

1 MILE: 6,553
3 MILES: 54,469
5 MILES: 120,295



NUMBER OF EMPLOYEES

1 MILE: 14,563
3 MILES: 59,020
5 MILES: 118,621



MEDIAN HOME VALUE

1 MILE: \$255,172
3 MILES: \$235,947
5 MILES: \$254,413

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