

FOR SUBLEASE

# Burlington

## EXCESS

EL CON CENTER  
3595 E BROADWAY BLVD  
TUCSON, AZ 85716

±25,000 SF-  
±30,000 SF  
COMING  
AVAILABLE



CBRE

# PROPERTY HIGHLIGHTS



Excellent visibility



Dense trade area



Easy access from Broadway & Dodge Blvds



Signalized intersection



Strong Co-Tenancy



Super-Power shopping center

Available ±25,000-±30,000 SF

Year Built/Renov 1995/2009

Zoning C-2, City of Tucson

Frontage ±254 Ft

Loading Dock TBD

Clear Height 17' to the deck/  
14'-11" to the lowest beam

Parking 1.70/1,000 SF



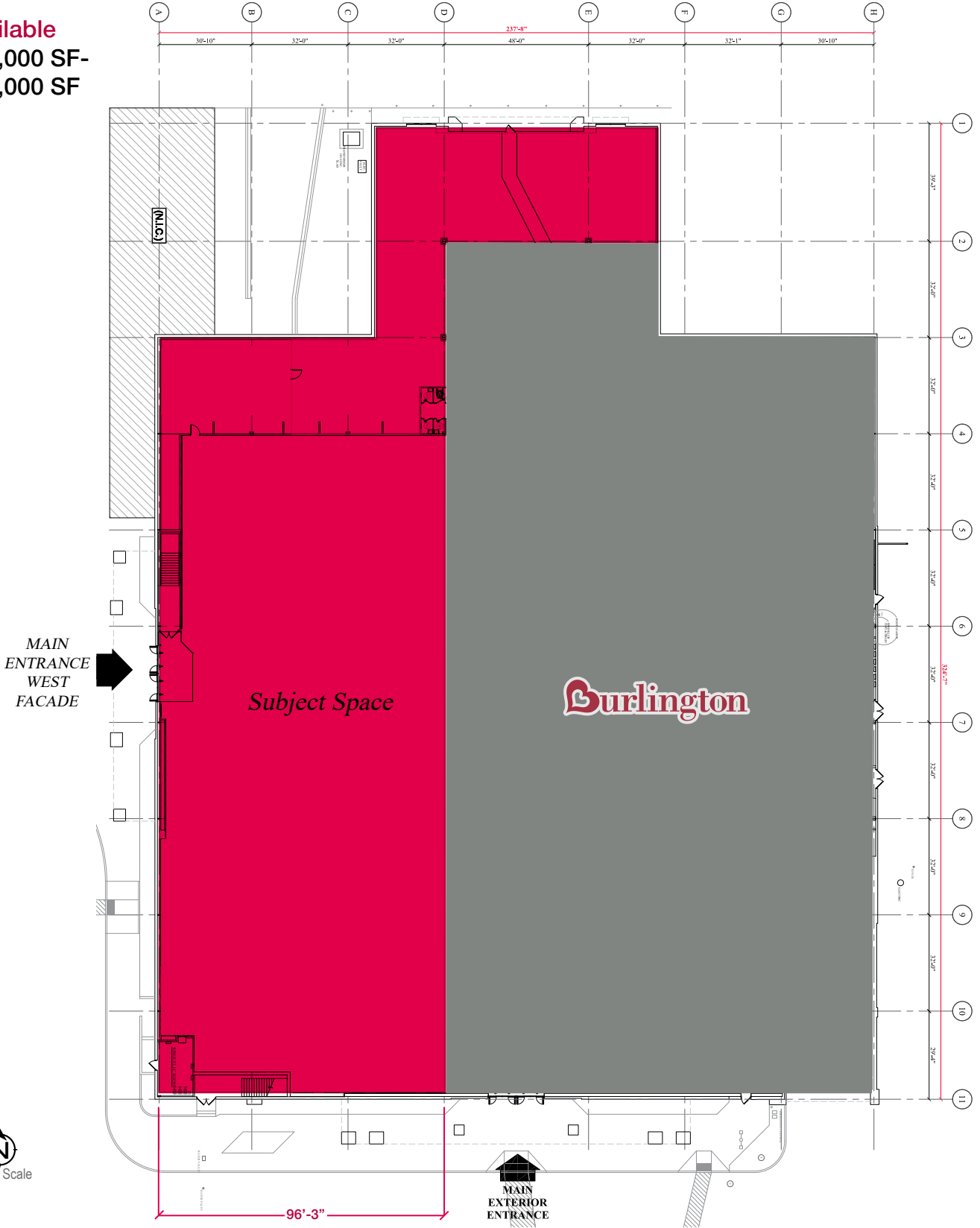
E Broadway Blvd



Not to Scale

# CONCEPT PLAN

Available  
±25,000 SF-  
±30,000 SF





# RETAIL TRADE AREA

Located at El Con Center, within the Metro Tucson Area.

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Population	125,633	288,406	492,526
Daytime Population	165,554	381,904	562,379
Average HH Income	\$70,365	\$70,894	\$77,344





# ADDITIONAL PHOTOS





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**For additional information, please contact:**

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