

# CIRCLE PLAZA

7220 E. BROADWAY BLVD | TUCSON, AZ 85710



JUNIOR ANCHOR AND RETAL/FLEX SHOP SPACE AVAILABLE FOR LEASE



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Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen - Designated Broker - Owner/Agent.

# AVAILABILITY

**Junior Anchor:** ±15,655 (former Grocery Store)

**Lease Rate:** \$16 PSF + NNN\*

\*NNN - \$4.50/sf

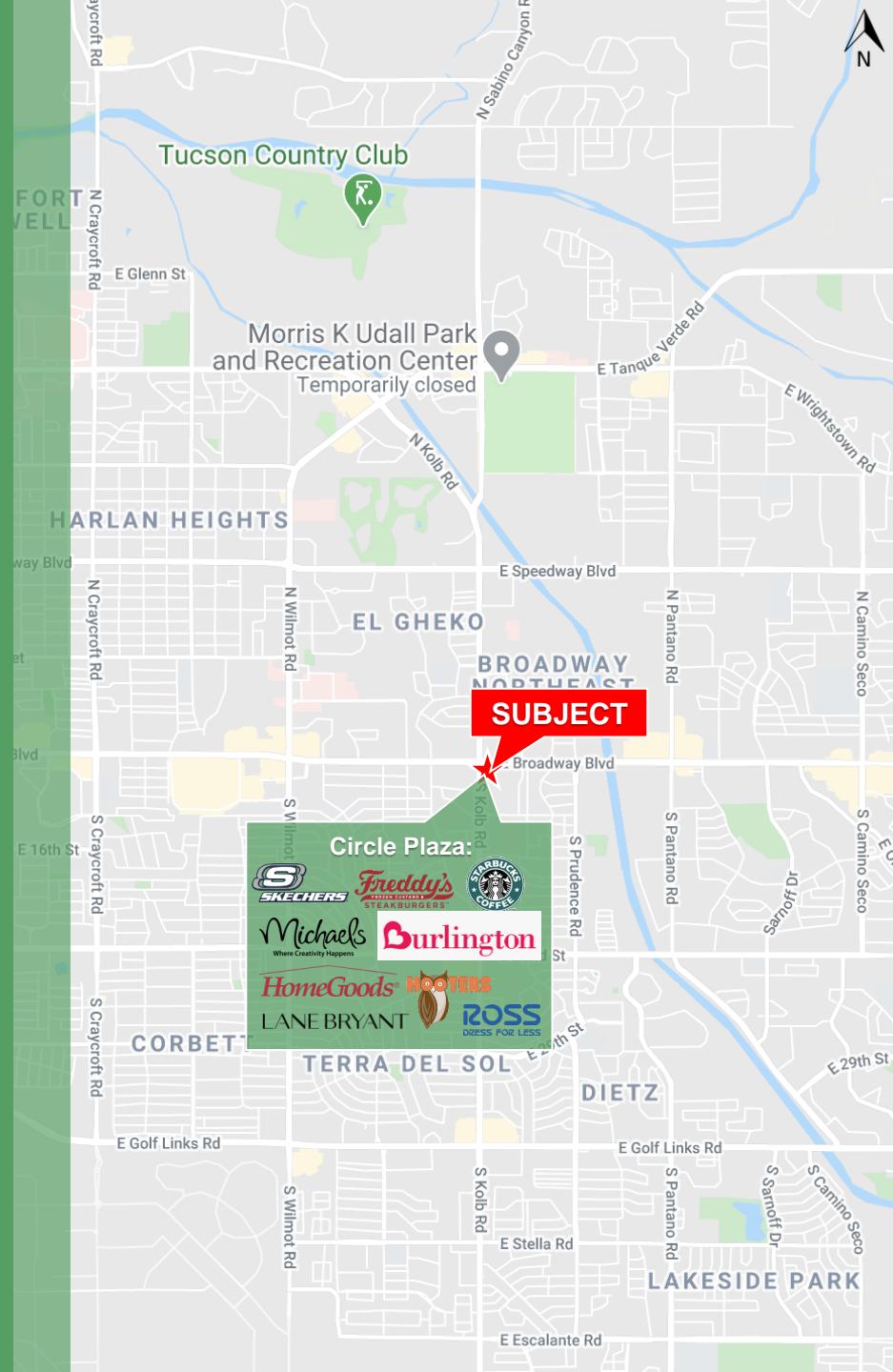
# PROPERTY FEATURES

**Parking:** 5.00/1,000 SF

**Zoning:** C-2

# PROPERTY HIGHLIGHTS

- This center is anchored by Natural Grocers. Other tenants include, Michael's, Burlington, Ross, Starbucks, Hooters, HomeGoods, Outlet, Lane Bryant, Freddy's Steakburgers, and Sketchers
- Abundant parking
- Great signage
- Located at one of the highest volume intersections in Tucson
- Located at a signalized intersection with great visibility & access
- Easy ingress & egress
- Premises located in front of the main drive aisle



# DEMOGRAPHICS (2020)

	1 Mile	3 Mile	5 Mile
<b>Population</b>	12,548	128,739	239,143
<b>Average Family income</b>	\$58,748	\$59,890	\$66,592
<b>Employees</b>	8,651	54,312	89,095
<b>Total Retail Expenditures</b>	\$405 Million	\$2.4 Billion	\$4.1 Billion



# SITE PLAN

Tenant	Suite #	Size (SF)
Freddy's Steakburgers	7120	3,309
Brick by Brick Training	7140	1,811
Michaels	7150	31,416
Burlington	7160	21,580
Sketchers	7170	17,929
Home Goods	7170	29,000
National Vision	7204	5,091
<b>AVAILABLE</b>	<b>7220</b>	<b>15,655</b>
VIP Nails	7230	1,620
Ross Dress for Less	7250	27,750
Lane Bryant	7250	4,724
Starbucks	7200 #150	1,549
Liberty Tax	7250 #130	1,000
Oasis Health Hub	7200 #100	1,000
Hooters	PAD	5,200

