

FOR LEASE
143,281 SF



KMART - BROADWAY & KOLB

7055 E BROADWAY BOULEVARD | TUCSON, ARIZONA

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PROPERTY HIGHLIGHTS

Property Features

- Anchor building available on Broadway Blvd
 - Tucson's main East/West Arterial
- Kolb Rd. connects to affluent 'Foothills' neighborhoods
- 1 mile from Park Place Mall
- Strong retail neighbors
- Potential conversion for multiple uses

Demographics: *ESRI 2021

	1 MILE	3 MILES	5 MILES
Population 	11,618	126,934	247,507
Average Household Income 	\$62,892	\$61,992	\$68,489
Daytime Population 	14,437	131,908	247,879
Households 	5,473	57,350	109,324

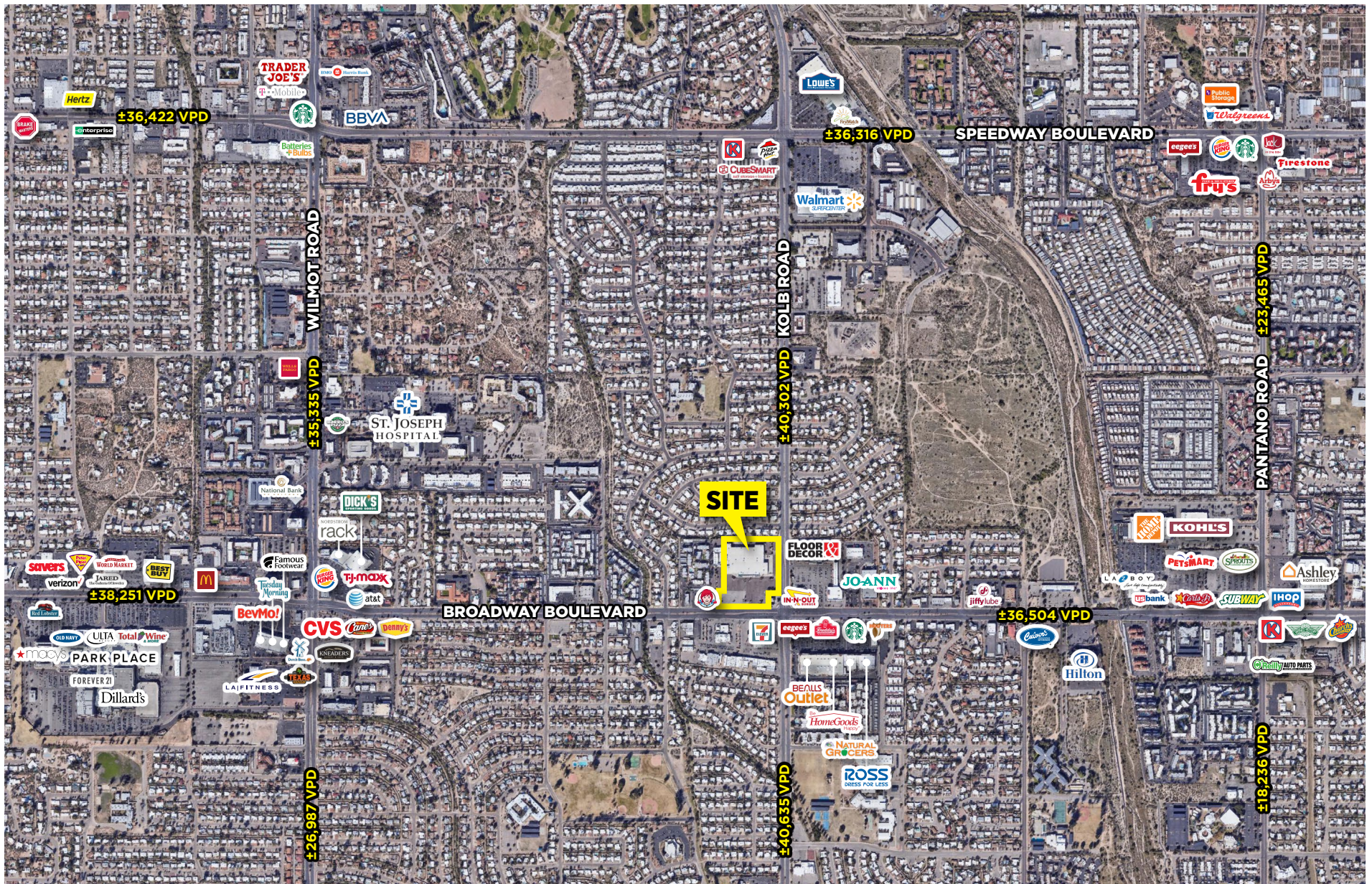
Property Summary

Address:	7055 E Broadway Blvd. Tucson, AZ 85710
Building Size:	±143,281 SF (Divisible)
Lot Size	±11.75 AC
APN:	133-22-424B
Year Built:	1999

Traffic Counts: *ESRI 2021

NORTH ON BROADWAY BOULEVARD	±40,302 VPD
SOUTH ON BROADWAY BOULEVARD	±40,635 VPD
EAST ON KOLB ROAD	±36,504 VPD
WEST ON KOLB ROAD	±38,251 VPD

AREA OVERVIEW





CONTACT INFORMATION

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