

FOR LEASE
±61,507 SF (DIVISIBLE)



NWC BROADWAY BLVD & KOLB RD

7055 E BROADWAY BOULEVARD | TUCSON, ARIZONA

Brent Mallonee
Executive Director
+1 602 224 4437
brent.mallonee@cushwake.com

Join:
**FLOOR
DECOR** &

2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016
ph:+1 602 954 9000
fx:+1 602 253 0528
www.cushmanwakefield.com

 **CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

Property Features

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

Demographics: *ESRI 2025

	1 MILE	3 MILES	5 MILES
Population 	11,753	125,710	242,005
Average Household Income 	\$77,995	\$82,121	\$90,983
Daytime Population 	16,506	129,544	240,932
Households 	5,472	59,290	112,123

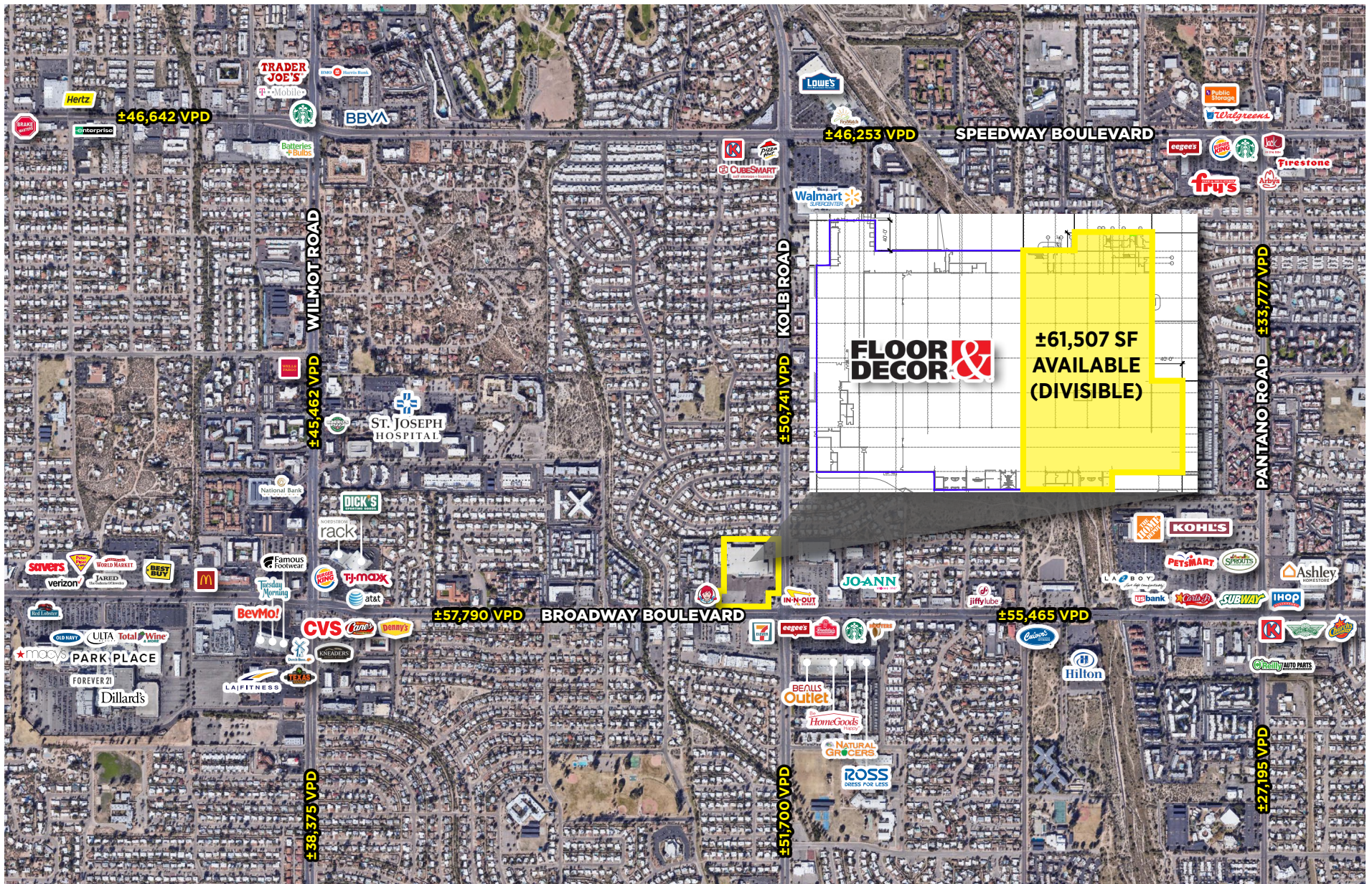
Property Summary

Address:	7055 E Broadway Blvd. Tucson, AZ 85710
Building Size:	±61,507 SF (Divisible)
Lot Size	±11.75 AC
APN:	133-22-424B
Year Built:	1999

Traffic Counts: *COSTAR 2025

NORTH ON KOLB ROAD	±50,741 VPD
SOUTH ON KOLB ROAD	±51,700 VPD
EAST ON BROADWAY BOULEVARD	±55,465 VPD
WEST ON BROADWAY BOULEVARD	±57,790 VPD

AREA OVERVIEW





CONTACT INFORMATION

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