

6701-6763 E Broadway Blvd
TUCSON, AZ 85710

Office & Retail Space | FOR LEASE
3,931 SF & 1,253 SF Available



Gordon Wagner

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Site Plan

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SUITE	TENANT	SIZE SF
6701	Boot Barn	12,856
6725	Available	3,931
6735	Med Spa	1,253
6739	Roots Salon K&C	1,253
6743	State Farm	1,253
6747	Available	1,253
6751	New Delhi Cuisine of India	2,506
6763	Assure HealthCare of AZ	2,193

Lease Rate: \$10/SF, NNN
NNN for 2026 est. \$4.24/SF



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Property Features

- Ample parking
- High visibility
- C-1 Zoning
- Major East-West corridor with a high density of residences including large apartment complex

SUITE 6725: 3,931 SF

- Built-out office spaces above standard improvements
- 11 Offices
- Reception Area
- Large Conference Room
- Break Room
- Copy Room
- Two Restrooms

SUITE 6747: 1,253 SF

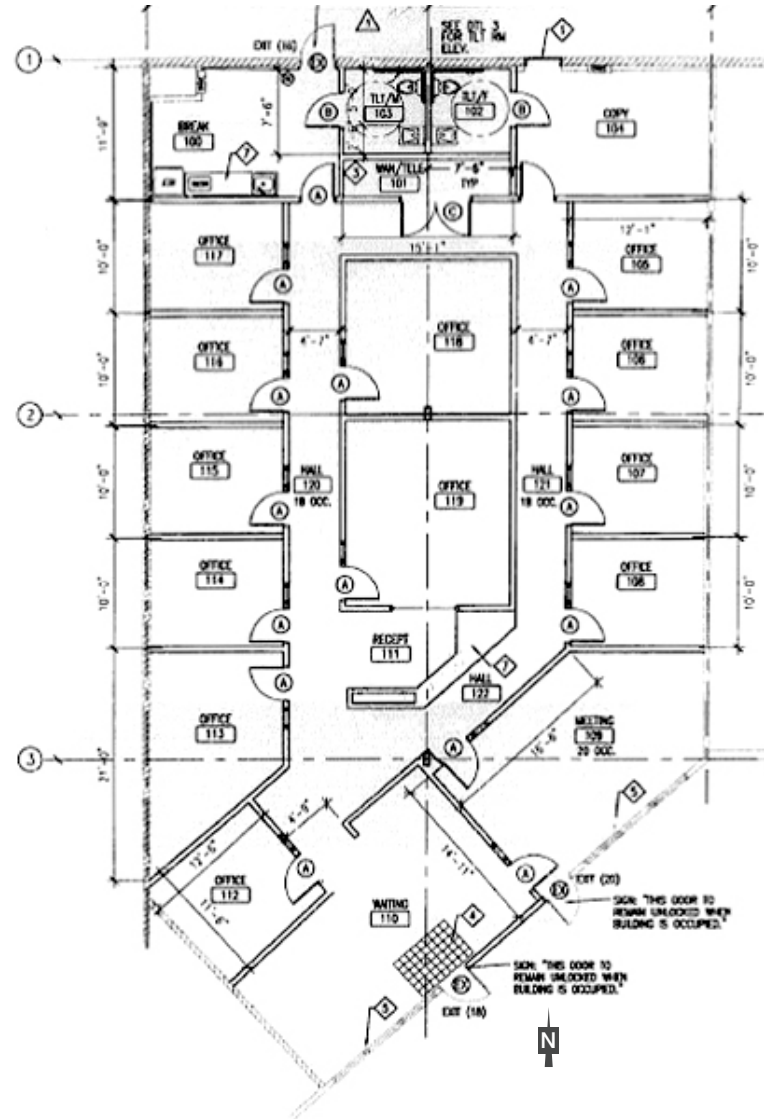
- Features Large Open Space

Floor Plan

Office & Retail Space | FOR LEASE

SUITE 6725 Sublease: 3,931 SF

- 11 Offices
- Reception area
- Large conference room
- Break room
- Copy room
- Two restrooms



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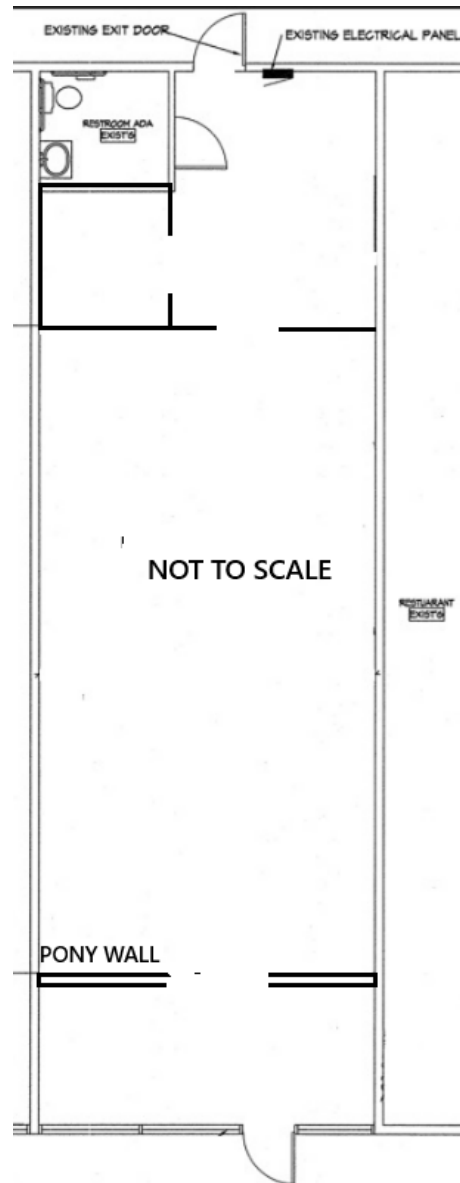
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Floor Plan

Office & Retail Space | FOR LEASE

SUITE 6747: 1,253 SF

Features Large Open Space



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Property Demographics

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POPULATION	1 MILE	3 MILES	5 MILES
2024	12,530	128,242	247,894
2029 Projected	12,405	126,621	245,555
2024 Workers Population	10,715	70,310	122,153
2024-2029 Annual Rate	-0.20%	-0.25%	-0.19%
2024 Median Age	46.0	41.7	42.4
2029 Estimated Avg. Age	47.7	43.2	43.7
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	5,933	59,793	114,284
2029 Projected	6,006	60,539	116,079
2024-2029 Annual Rate	0.24%	0.25%	0.31%
2024 Average Size	2.04	2.10	2.13
AVG HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2024	\$73,521	\$74,500	\$84,609
2029	\$88,201	\$90,481	\$101,607
OWNER HOUSING UNITS	1 MILE	3 MILES	5 MILES
2024	3,163	32,101	66,041
2029 Projected	3,413	34,668	70,981
2024 Renter Occupied	43.1%	43.3%	39.3%
2024 Median Home Value	\$306,444	\$290,576	\$313,150

TRAFFIC COUNTS	VPD
Broadway Blvd	41,746
Wilmot Rd	42,771
Kolb Rd	47,007



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