



## DEMOGRAPHICS

| 1 mile           | 3 miles  | 5 miles  |
|------------------|----------|----------|
| Population       |          |          |
| 15,672           | 115,643  | 215,794  |
| Median HH Income |          |          |
| \$34,227         | \$44,992 | \$46,063 |
| Total Employees  |          |          |
| 6,676            | 47,564   | 93,742   |



## LOCATION

7877 East Broadway Boulevard | Tucson, Arizona 85710

## PROPERTY HIGHLIGHTS

- 83,612-square-foot shopping center anchored by Sprouts Farmers Market and PetSmart on the east side of Tucson
- Also features UPS, Subway, Mattress Firm and Farmers Insurance
- Adjacent to Home Depot and Kohl's
- Located at the high-traffic intersection of Broadway Boulevard (42,285 VPD) and Pantano Road (37,302 VPD)
- Convenient access from a popular intersection in the SE quadrant of Tucson
- Population exceeds 115,600 within a three-mile radius, with 1.50% annual population growth and median household income over \$44,900

## LEASING CONTACT

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## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



# BROADWAY PLAZA

7787 EAST BROADWAY BLVD | TUCSON, AZ 85710

## SPACE TENANT SQ. FT.

|      |                                 |        |
|------|---------------------------------|--------|
| 101N | Southwest Smokeless             | 758    |
| 103N | Zounds                          | 758    |
| 105  | Subway                          | 1,275  |
| 105N | Farmers Insurance               | 1,010  |
| 107N | AVAILABLE                       | 2,314  |
| 115  | Topline Nails                   | 1,252  |
| 125  | AVAILABLE                       | 1,231  |
| 135  | Allied Cash Advance             | 1,231  |
| 145  | Verizon Wireless                | 1,259  |
| 175  | Mattress Firm                   | 3,815  |
| 7701 | Western Dental                  | 6,200  |
| 7707 | Play it Again Sports            | 4,000  |
| 7708 | AVAILABLE                       | 4,100  |
| 7725 | SunWest Federal Credit Union    | 2,290  |
| 7731 | AVAILABLE                       | 1,521  |
| 7735 | 4 Branches Community            | 1,283  |
| 7739 | The UPS Store                   | 1,025  |
| 7743 | Better Health Chiropractor      | 1,025  |
| 7747 | Isle of Games                   | 2,704  |
| 7801 | Vac a€N Sew                     | 950    |
| 7809 | Tae's Tailoring and Alterations | 950    |
| 7815 | Tucson Jewel Box                | 1,900  |
| 7823 | La Mesa Tortillas               | 950    |
| 7827 | Li Long Foot Massage            | 950    |
| 7831 | Framing Plus                    | 1,650  |
| 7835 | Med-Tech Systems LLC            | 3,435  |
| 7847 | La Baguette Parisienne          | 2,750  |
| 7877 | Sunflower Farmers Markets       | 28,217 |
| 7895 | Dolce Vita Restaurant           | 2,809  |

**TOTAL SQ. FT.** 83,612

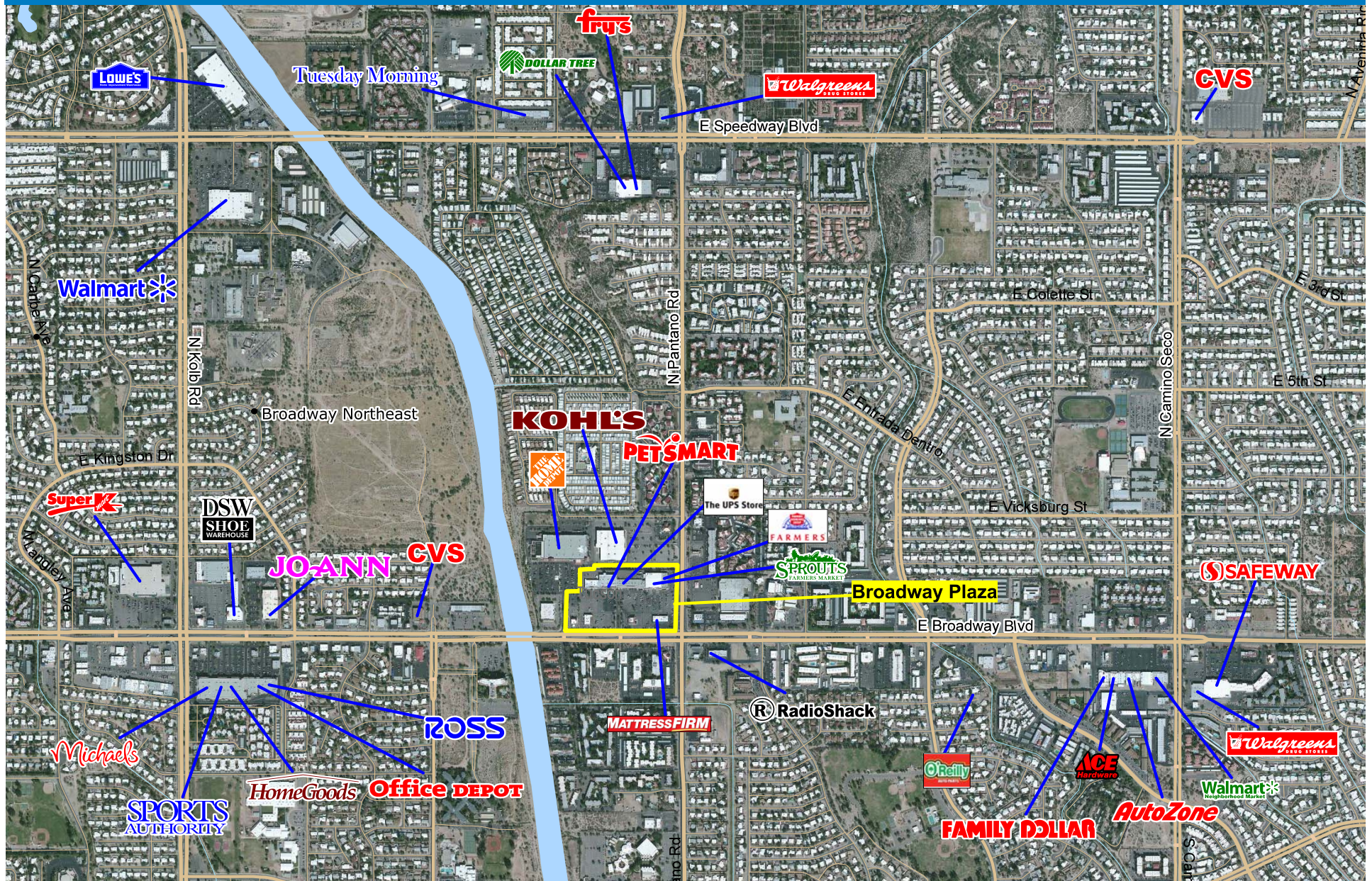
## SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others



# BROADWAY PLAZA

7877 East Broadway Boulevard | Tucson, Arizona 85710



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PHILLIPS EDISON & COMPANY

# Demographic Summary Report

1990 - 2000 Census, 2013 Estimates & 2018 Projections

Calculated using TAS Retrieval Retrieval



Mar 7, 2014

Latitude: 32.222502 Longitude: -110.825573

| Broadway Center<br>Tucson, AZ |                                       | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius | 10.00 Mile Radius |
|-------------------------------|---------------------------------------|------------------|------------------|------------------|-------------------|
| Population                    | Q4 2013 Estimated Population          | 15,672           | 115,643          | 215,794          | 528,429           |
|                               | 2018 Projected Population             | 16,205           | 119,603          | 223,092          | 547,512           |
|                               | 2010 Census Population                | 15,573           | 114,572          | 214,815          | 523,612           |
|                               | 2000 Census Population                | 15,962           | 113,416          | 214,611          | 491,907           |
|                               | 1990 Census Population                | 15,382           | 105,534          | 193,392          | 424,534           |
|                               | Historical Annual Growth 1990 to 2000 | 0.37%            | 0.72%            | 1.05%            | 1.48%             |
|                               | Historical Annual Growth 2000 to 2010 | -0.25%           | 0.10%            | 0.01%            | 0.63%             |
|                               | Estimated Annual Growth 2010 to 2013  | 0.17%            | 0.25%            | 0.12%            | 0.24%             |
|                               | Projected Annual Growth 2013 to 2018  | 0.67%            | 0.68%            | 0.67%            | 0.71%             |
|                               | Median Age                            | 39.9             | 40.9             | 40.3             | 35.8              |
| Households                    | Q4 2013 Estimated Households          | 8,158            | 51,793           | 93,853           | 215,696           |
|                               | 2018 Projected Households             | 8,399            | 53,556           | 96,853           | 223,007           |
|                               | 2010 Census Households                | 8,158            | 51,296           | 93,467           | 214,101           |
|                               | 2000 Census Households                | 8,276            | 49,824           | 90,932           | 200,479           |
|                               | 1990 Census Households                | 7,862            | 44,942           | 79,289           | 172,106           |
|                               | Historical Annual Growth 1990 to 2000 | 0.51%            | 1.04%            | 1.38%            | 1.54%             |
|                               | Historical Annual Growth 2000 to 2013 | -0.14%           | 0.29%            | 0.28%            | 0.66%             |
|                               | Estimated Annual Growth 2000 to 2013  | 0.00%            | 0.26%            | 0.11%            | 0.20%             |
|                               | Projected Annual Growth 2013 to 2018  | 0.59%            | 0.67%            | 0.63%            | 0.67%             |
|                               | Population per Household              | 1.91             | 2.21             | 2.27             | 2.37              |
| Population by Race            | White                                 | 67.2%            | 66.8%            | 65.3%            | 54.5%             |
|                               | Black or African American             | 5.7%             | 4.8%             | 4.8%             | 4.2%              |
|                               | Asian & Pacific Islander              | 2.5%             | 2.9%             | 2.9%             | 3.1%              |
|                               | Other Races                           | 4.0%             | 3.6%             | 3.6%             | 3.8%              |
|                               | Hispanic Population                   | 20.7%            | 21.9%            | 23.3%            | 34.4%             |
| Income                        | Average Household Income              | \$42,989         | \$56,055         | \$59,409         | \$59,609          |
|                               | Median Household Income               | \$34,227         | \$44,992         | \$46,063         | \$41,885          |
|                               | Per Capita Income                     | \$22,464         | \$25,331         | \$26,197         | \$24,814          |
| Education (Age 25+)           | Elementary                            | 3.0%             | 3.0%             | 3.1%             | 5.9%              |
|                               | Some High School                      | 4.8%             | 5.0%             | 5.7%             | 7.8%              |
|                               | High School Graduate                  | 27.4%            | 23.8%            | 23.2%            | 22.2%             |
|                               | Some College                          | 31.7%            | 30.7%            | 29.5%            | 26.2%             |
|                               | Associates Degree Only                | 8.6%             | 9.6%             | 9.1%             | 8.0%              |
|                               | Bachelors Degree Only                 | 16.0%            | 17.4%            | 17.9%            | 17.4%             |
|                               | Graduate Degree                       | 8.6%             | 10.7%            | 11.6%            | 12.6%             |
| Business                      | Number of Businesses                  | 375              | 3,158            | 5,823            | 14,370            |
|                               | Total Number of Employees             | 6,676            | 47,564           | 93,742           | 279,434           |
|                               | Employees per Business                | 17.79            | 15.06            | 16.10            | 19.45             |
|                               | Residential Population per Business   | 41.75            | 36.62            | 37.06            | 36.77             |

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