

# CIRCLE PLAZA |

7120 - 7280 E. BROADWAY BLVD | TUCSON, AZ 85710



## 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

In-Line Space: ±5,091 SF Office/Retail

Lease Rate: \$16.00 PSF + NNN\*

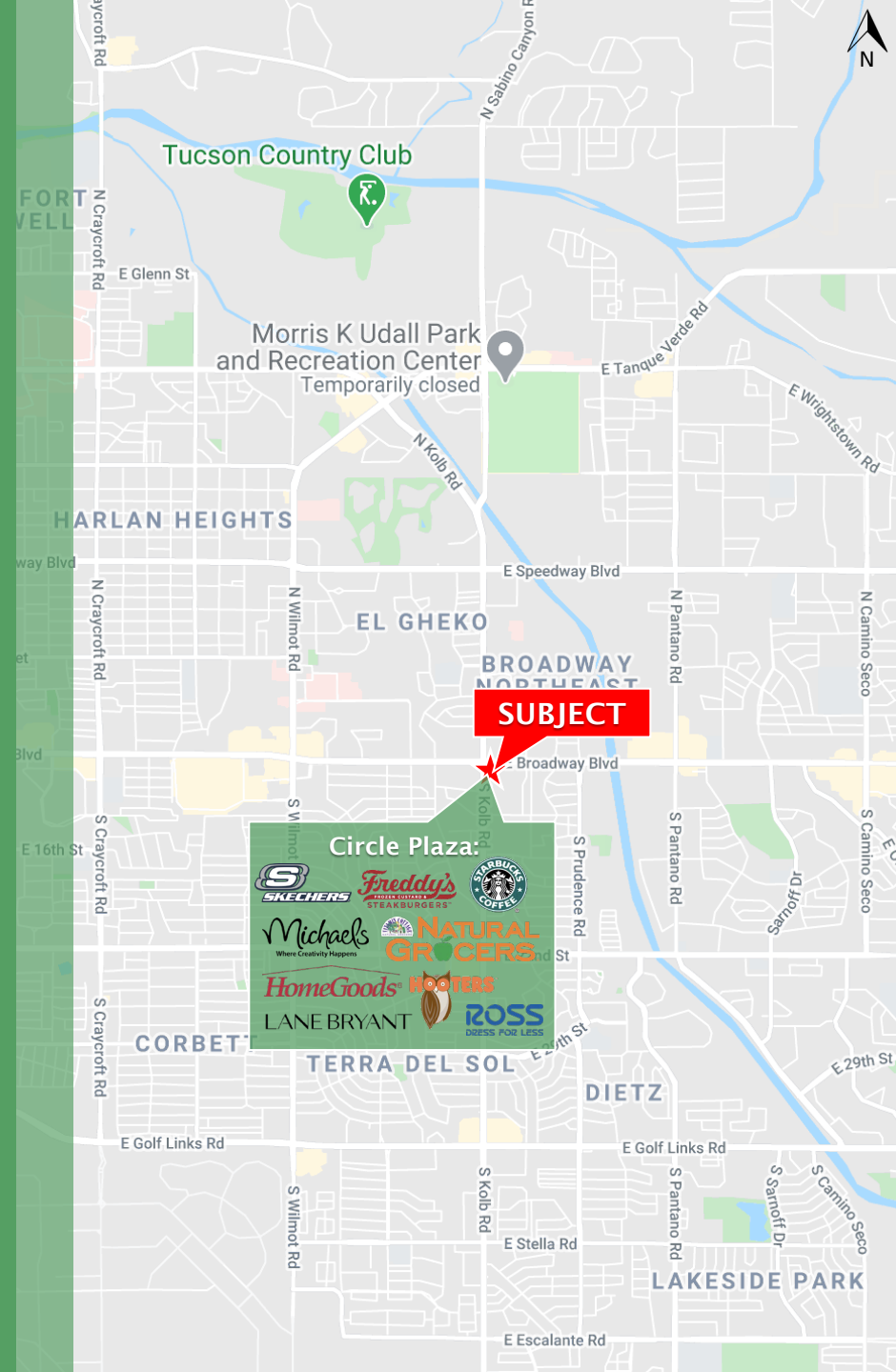
# PROPERTY FEATURES

Parking: 5.00/1,000 SF

Zoning: C-2

# PROPERTY HIGHLIGHTS

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





# DEMOGRAPHICS (2020)

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



# SITE PLAN

Tenant	Suite #	Size (SF)
Freddy's Steakburgers	7120	3,309
Big D Flooring	7140	1,811
Michaels	7150	31,416
Bealls Outlet	7160	21,580
Sketchers	7170	17,929
Home Goods	7170	29,000
<b>AVAILABLE</b>	<b>7204</b>	<b>5,091</b>
Natural Grocers	7220	15,655
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
Cricket Wireless	7200 #100	1,000
Hooters	PAD	5,200

