



Broadway

@ PARK PLACE

New Flagship Restaurant Space
And Mall-Anchored Shops

BROADWAY@ PARK PLACE

5870 East Broadway Blvd.
Tucson, AZ

The Mall



MID CENTURY TUCSON
Grand Opening
September
1st, 1965

Park Place is a fashion and entertainment destination located in one of the strongest retail corridors in Tucson. Anchoring the Broadway business area, the mall offers a strong lineup of retail and restaurant options as well as a state-of-the-art 20-screen cinema.

128
RETAILERS

20+
RESTAURANTS

12+
options
ENTERTAINMENT +
TECH + GAMING

RETAIL RESTAURANTS ENTERTAINMENT

OLD NAVY

CINEMARK
The Best Seat In Town

VANS

VICTORIA'S
SECRET

FOREVER 21

H&M

ULTA
BEAUTY

Yard House

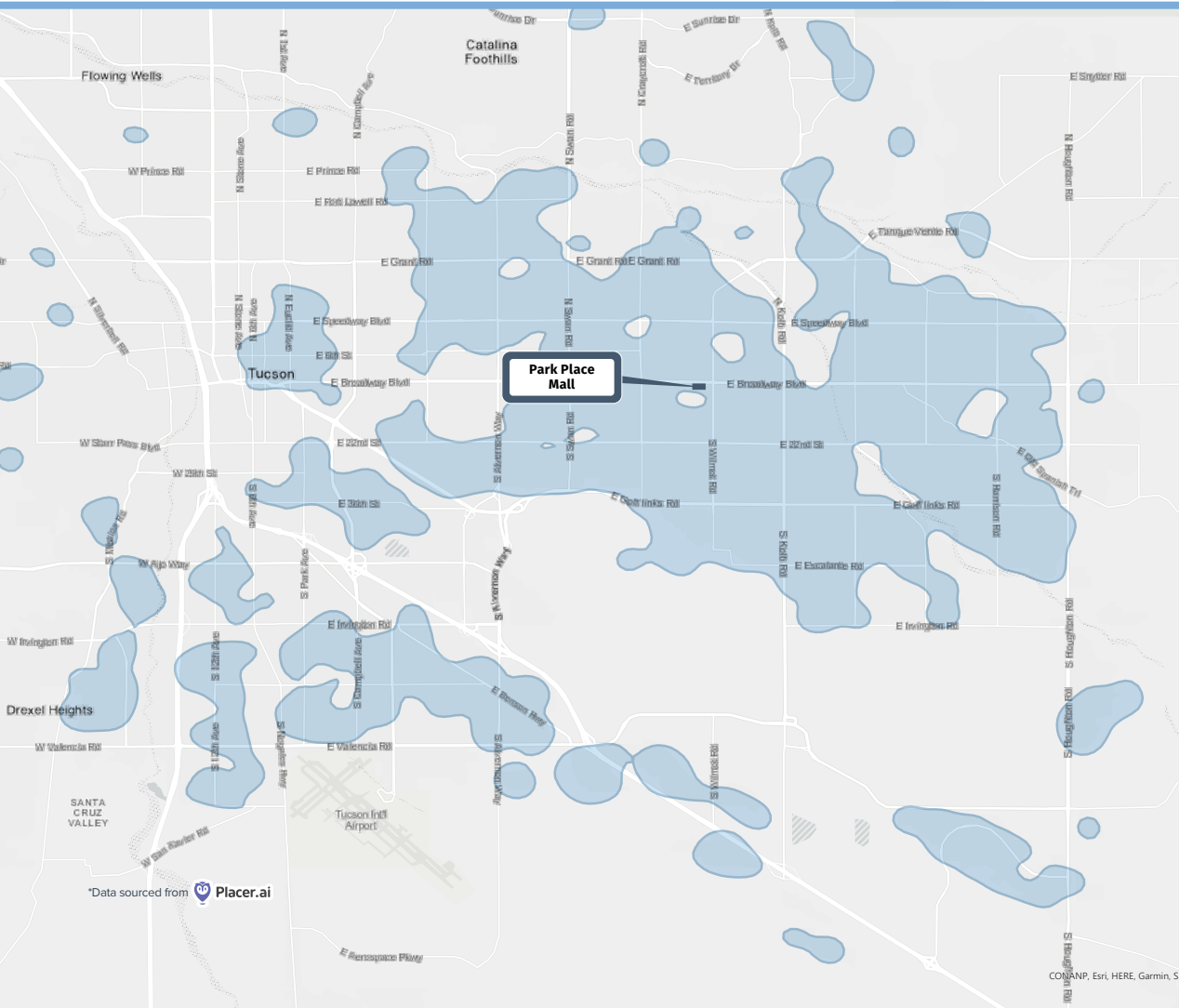
Total Wine
& MORE

SPORTS ENTERTAINMENT
ROUND 1

BROADWAY@ PARK PLACE



Trade Area Analysis



PROPERTY HIGHLIGHTS

- E Broadway Boulevard carries 52,750 vehicles per day.
- Over 7,100,000 visits in the last 12 months.
- Park Place Mall is 95% leased.



LOCATION RANKINGS IN ARIZONA



#1/19 LOCATIONS



#1/11 LOCATIONS



#3/21 LOCATIONS



#3/29 LOCATIONS

TRUE TRADE AREA—70% OF ALL FOOT TRAFFIC.

Conceptual Rendering



NORTHEAST CORNER VIEW

The retail façade will undergo a full architectural renovation, inspired by the Mid-Century design of the original 'Park Mall'. A vibrant new patio space for an end-cap restaurant, prominent signage and pedestrian-oriented touches will bring restored energy to this iconic part of the Tucson community.



NORTHWEST VIEW

Overview



Overview



SUITE	SQUARE FOOTAGE
1A	2,194
1B	2,393
2	2,097
3	2,097
4	2,097
5	5,305

Architectural section drawing of the proposed hotel building, showing Suite 4, Suite 3, Suite 2, Suite 1, and the Existing Round 1 Suite. The drawing includes structural elements like columns and beams, and labels for various rooms and areas.

Trade Area



Tucson offers high-skilled/high-wage jobs in competitive industries such as: Aerospace, Bioscience, Healthcare, Logistics and Transportation plus Renewable and Mining Technologies.

Source: SunCorridorInc.com



The University of Arizona enrolls more than 45,000 students across all academic disciplines, and ranks in the top 4% of all U.S. universities in R&D expenditures.

Source: Connect Tucson



25 Most Fun Cities in America, with scoring based on entertainment and recreation, nightlife and numerous outdoor activities.

Source: WalletHub.com—USA Today Travel

POPULATION

123,407
3 MILES

261,470
5 MILES

666,037
10 MILES

BUSINESSES

5,507
3 MILES

10,341
5 MILES

21,905
10 MILES

*Demographic information provided by ESRI

ONE OF THE WORLD'S GREATEST
PLACES TO TRAVEL OF 2023.



BROADWAY@ PARK PLACE



FLAGSHIP RESTAURANT & SHOPS | BROADWAY AT PARK PLACE | 5870 EAST BROADWAY BOULEVARD

Tucson Facts



Tucson ranks in the Top 10 U.S. cities with the largest growth rate in high-paying jobs
STESSA.COM



One of The 50 Best Places to Travel in 2021
TRAVEL + LEISURE MAGAZINE



43.4% have a college degree
RESIDENTS 25 AND OVER



#2 Best Places/Towns to Live + Top 50 Bike Cities
OUTSIDE MAGAZINE + BICYCLING MAGAZINE



\$70,540 average household income
WITHIN A 10-MILE RANGE | ESRI



Top 5 Cities for Entrepreneurs
ENTREPRENEUR MAGAZINE

BROADWAY@ PARK PLACE



We'd Love To Partner With You

FOR LEASING INFORMATION

RYAN DESMOND

602.931.4489

rdesmond@w-retail.com

BRYAN BABITS

602.931.4491

bbabits@w-retail.com

JAKE McCLAUGHRY

602.368.1088

jmclaughry@w-retail.com

DEVELOPER CONTACT

HEATHER WISEMAN

Vice President, Leasing

303.656.8713

hwiseman@evgre.com

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors has not verified such information and makes no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans and information may not be accurate and should be verified by you prior to the lease or purchase of the property.



Developed by:



Evergreen | Developing community
Delivering excellence

2390 E Camelback Rd, Suite 410 | Phoenix, AZ 85016

602.808.8600 | evgre.com

*Developer



WESTERN*
RETAIL ADVISORS

2555 E Camelback Rd, Suite 200 | Phoenix AZ, 85016

602.778.3747 | w-retail.com

*Owner/Agent

