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TENANT INCENTIVES AVAILABLE

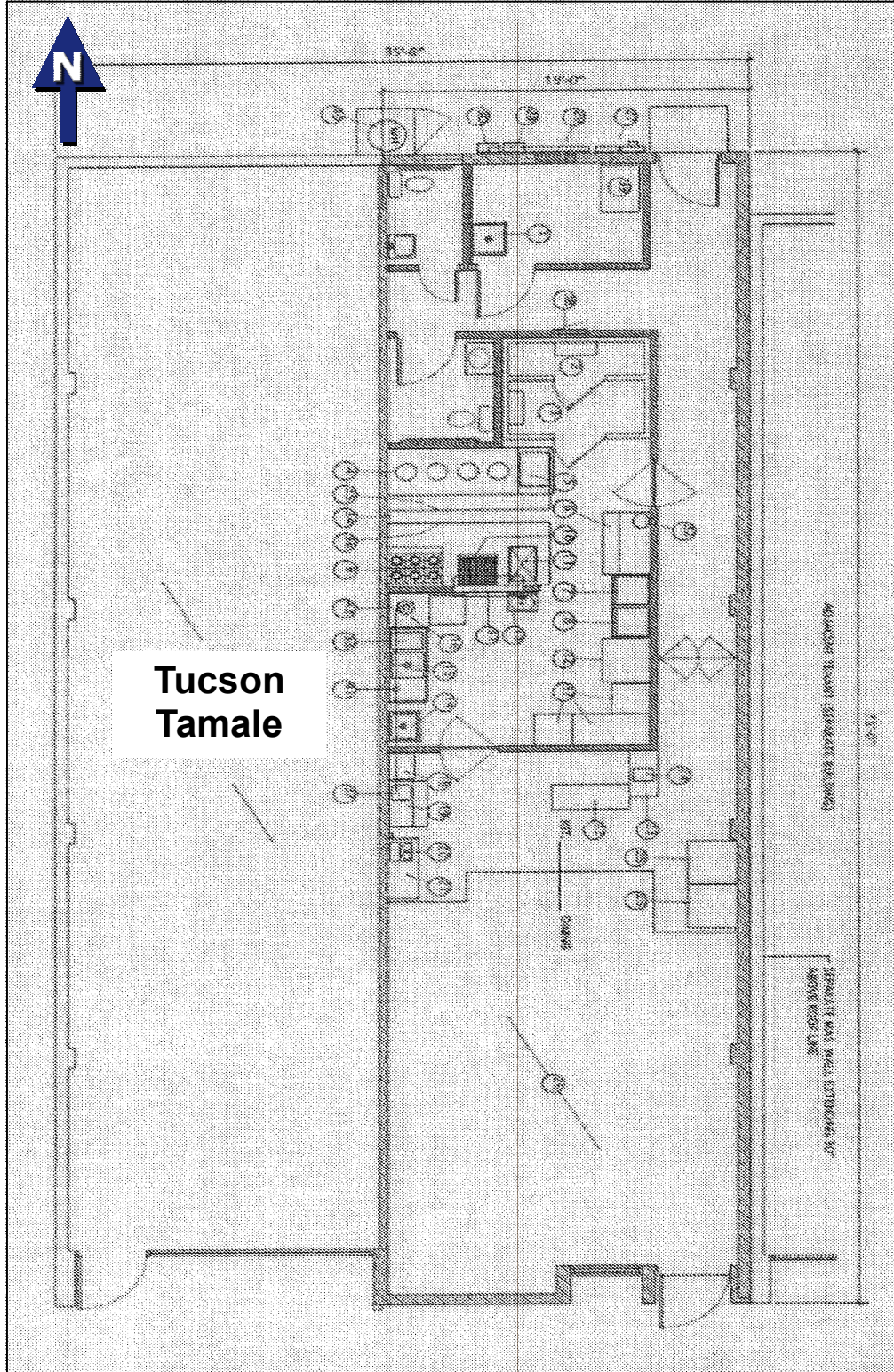


2547 E. Broadway Blvd.

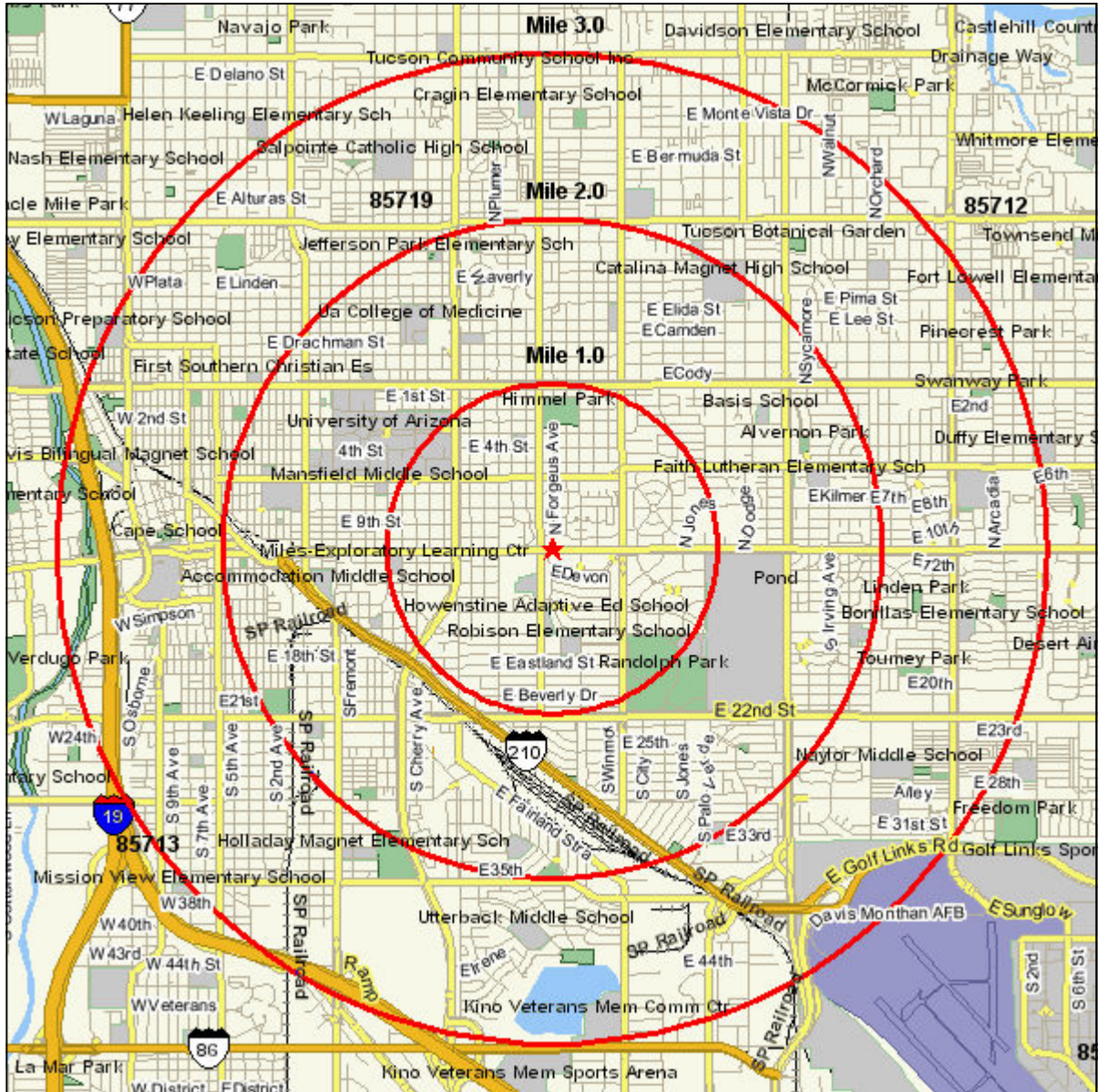
- **TYPE:** Retail
- **LOCATION:** On Broadway east of Tucson Blvd.
- **SIZE:** Approximately 1,425 sf
- **BATHROOMS:** 2
- **TRAFFIC COUNT:** Broadway Boulevard: **43,000 VPD**
Tucson Boulevard: **11,500 VPD** (PAG 2005)
- **COMMENTS:** Located in the heart of Central Tucson on a main east/west corridor with excellent traffic counts. 1.2 miles from the University of Arizona and less than a mile from El Con Mall. Ideal for restaurant user with FF & E available.

\$8.50SF/NNN AVAILABLE
Let's Make a Deal!

Exclusively Represented by:
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Demographic Highlights:	1 MI	2 MI	3 MI
<i>Population (2009 Estimate)</i>	11,227	56,245	130,739
<i>Household Size (2009 Estimate)</i>	2.07	2.12	2.23
<i>Average HH Income (2008 Estimate)</i>	\$62,420	\$46,585	\$41,083

Source: Claritas

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