

# SAN CLEMENTE SHOPPING CENTER

# FOR LEASE

NWC Broadway Boulevard and Alvernon Way

*Retail / Office Space Now Available!*

**S**an Clemente Shopping Center, 3827–3853 E. Broadway Boulevard, is located at the northwest corner of Broadway and Alvernon. This shopping center has been renovated, including a new façade, parking lot and HVAC units. The center has excellent visibility, parking and signage. Broadway Boulevard is one of Tucson's busiest retail and office areas. Located across Broadway from Randolph Park, home of annual events such as the LPGA and Celebrity Tennis Tournament. Located between two regional malls and minutes from the University of Arizona, this center boasts a high traffic intersection and central location.

**S**an Clemente Shopping Center, with its Southwestern architecture, is a highly desirable location. There is additional parking at the rear of the center, along with ingress and egress from Broadway, Alvernon and Calle Altar (the street bordering the north side of the center).



**Lease Rate: \$17.00/SF/NNN**

**NNN Charges: ±\$6.79/SF**

**Suite Available: 3841 E. Broadway**

**Space Size: 1,475 SF**

**Lease Term: 3 to 5 years**

**Zoning: C1**



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*One or more of the owners of San Clemente Shopping Center is a licensed real estate salesperson in the State of Arizona.*

*Shenkarow Realty Advisors is acting as an owner/agent.*

Updated: 05/01/09 #9069492

## Location Map



## Demographics

Radii	Population	Income
1 Mile	10,138	\$62,372
2 Mile	127,533	\$46,570
3 Mile	293,185	\$46,358

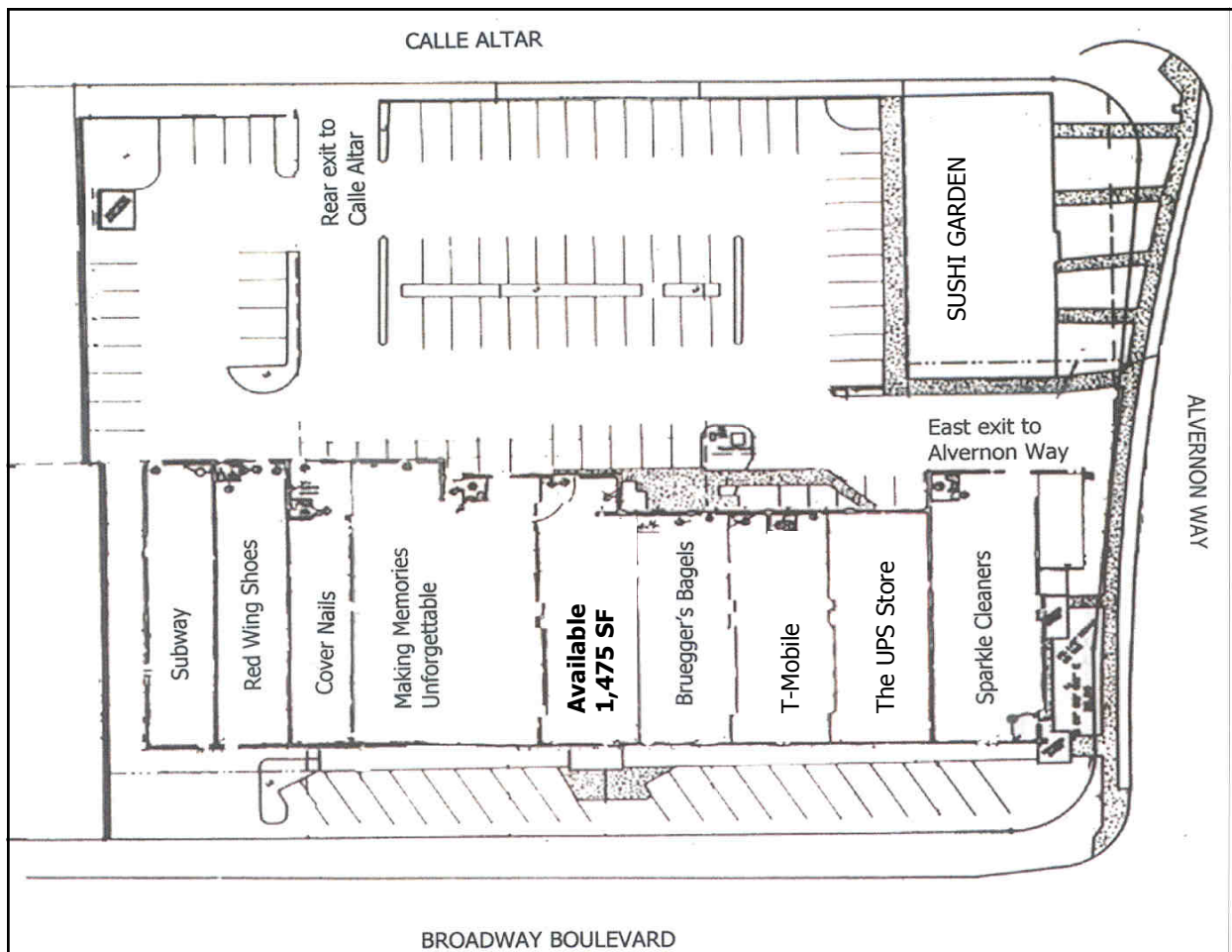
Source: Applied Geographic Solutions (2008 Estimates)

## Traffic Count

<b>Broadway</b>	<b>50,000 cars per day</b>
<b>Alvernon</b>	<b>37,000 cars per day</b>
<b>TOTAL:</b>	<b>87,000 cars per day</b>

2004 PAG

## San Clemente Shopping Center — Site Plan



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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