



Southeast Corner of Broadway & Wilmot



Property Highlights

Suite	Size
6318	5,970 SF
6328	1,732 SF
6360	986 SF

\$18.00 / SF / NNN

NNN charges: \$5.31/SF (est.)

5-year lease term

Ample parking

El Mercado is located at the main retail and office corridor in Tucson — Broadway and Wilmot. This intersection is one of the highest traveled intersections in the Tucson marketplace.

El Mercado is a beautiful, Spanish-style shopping center nestled in the heart of Tucson. The beautiful architecture and lush landscaping provide a tranquil setting for a day of shopping and fine dining.



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One or more of the owners of El Mercado Shopping Center is a licensed real estate salesperson in the State of Arizona. Shenkarow Realty Advisors is acting as an owner/agent.

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Demographics		
	1 Mile	3 Mile
Population	12,319	128,443
Average HHI	\$52,402	\$43,362
Median Age	51.4	43.1
Daytime Pop.	12,246	75,375

Source: Applied Geographic Solutions (2004 Estimates)

Traffic Counts:
Broadway & Wilmot: over 100,000 cars per day

Source: PAG (2000)



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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Tenants:

- 6304 Halong Bay**
- 6310 El Charro**
- 6318 Portales de Tucson**
- 6320 Essenza Salon**
- 6328 Casa Bella**
- 6332 Maya Palace**
- 6350 Choc-A-Lot**
- 6356 RapidTan**
- 6358 Villa Feliz Flowers**
- 6360 Leandro Fabrics**
- 6366 Touchdowns Restaurant**
- 6370 Flavorbank**

