



CARL'S JR COMING AVAILABLE

High Profile Tucson Location Near UofA

SWC Campbell Ave & Broadway Blvd | Tucson, AZ

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CONTACT CHRIS HOLLENBECK FOR PRICING DETAILS

Highlights

- **Approximately 2,600 SF**
- **0.91 Acres (39,656 SF)**
- **APN 124-11-021D**
- Fully fixturized fast food restaurant coming available
- Rare drive-thru opportunity
- Close proximity to University of Arizona
- Highly visible hard corner parcel across from Safeway and Starbucks

Demographics

	1 Mile	3 Mile	5 Mile
Population	15,860	124,389	309,284
AVG. HH Income	\$55,046	\$46,238	\$46,404
Households	5,130	50,541	123,995

Traffic Counts

E/W Broadway Blvd	40,000 VPD
N/S Campbell Ave	32,300 VPD
N/S Kino Pkwy	34,000 VPD



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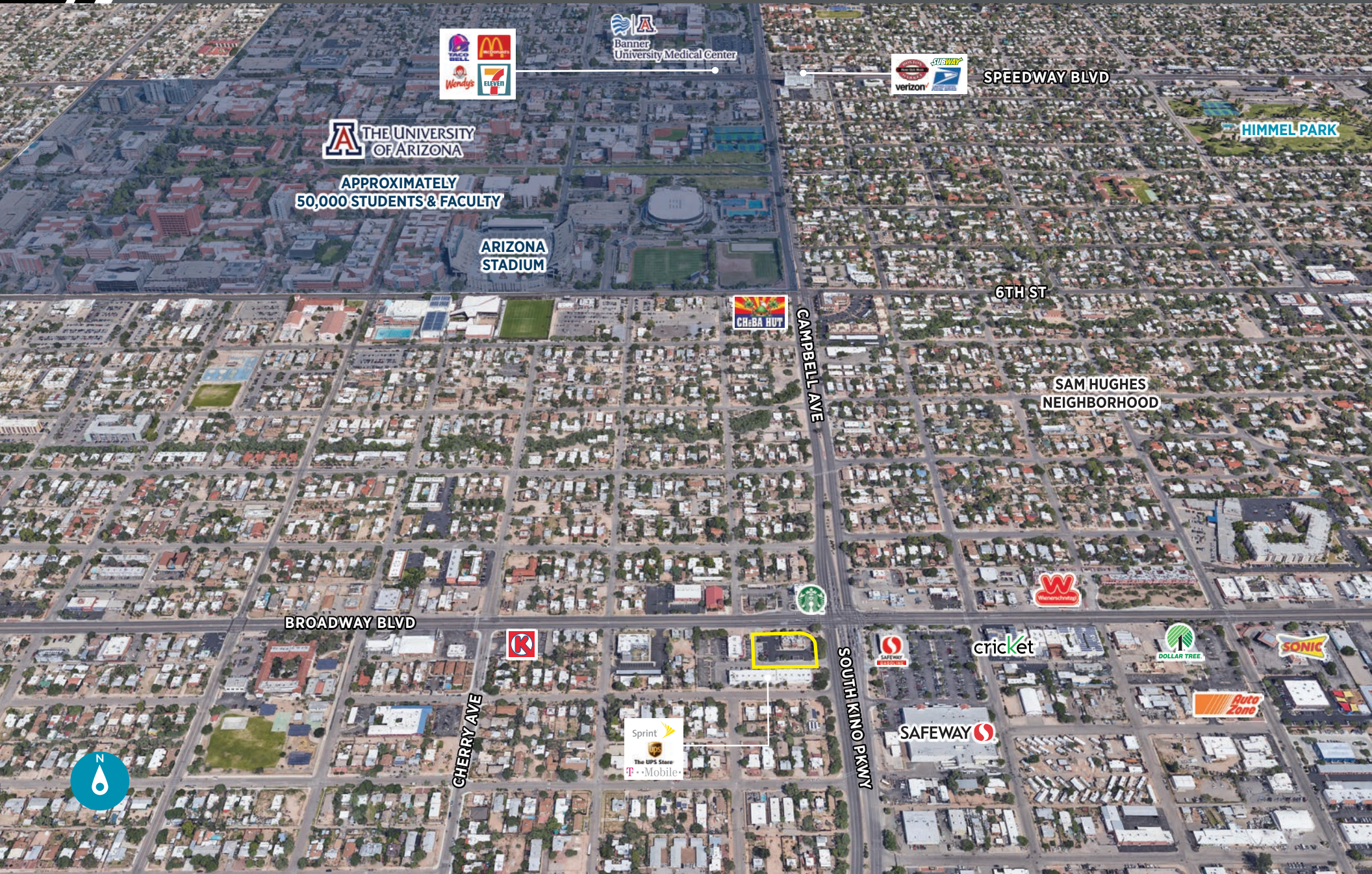
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Location & Market Summary - Tucson

Population and Demographics

Tucson is the second-largest city in Arizona with a population of 653,359. It is the largest city in Pima County, which totals 1.205 million residents. Located 60 miles from the U.S.-Mexico border, Tucson is expected to grow to 727,392 residents by 2020 (1.335 million in Pima County).

- Median age is 32.5 years (2014)
- Median household income is \$45,600 (2015)
- Median household income projection is \$51,600 (2020)

The natural beauty of the Sonoran Desert makes Tucson a desirable location for residents and businesses alike. Downtown Tucson ranks high nationally in various categories including: Top 10 city for export assistance in global trade; Top Southwest city for millennials; Top 5 city for entrepreneurs; and second best city in America to find a job.

The University of Arizona is vital to Tucson and Southern Arizona, having garnered national and international attention.

It has the largest optics program among U.S. institutions, is second in funding for the physical sciences, and is ranked 16th for the employability of its graduates. UA brings in more than \$580 million in research investment each year. UA's enrollment is 42,236, with numerous branch campuses and learning centers throughout Southern Arizona. Pima Community College is a two-year school serving Metro Tucson at six locations throughout the county.

Tucson Unified School District is one of the largest in the state, encompassing 229.5 square miles. It serves more than 52,000 students in grades pre-K through 12 at more than 90 schools.

Employment

Employers will find a diverse, educated and enthusiastic workforce in Tucson. More than half of Pima County's population is in the prime working range of 18 to 54. The civilian labor pool totals more than 452,000; 1,200-high tech businesses employ 50,000 people. The University of Arizona is the top employer with a work force of 11,047 followed by Raytheon Missile Systems, 9,933; State of Arizona, 9,439; Davis-Monthan Air

Force Base, 8,251 (both civilian and military personnel); Pima County, 7,328; Tucson Unified School District, 6,525; and Banner/University Medicine, 6,329. Tucson's unemployment rate is 5.4%; its job growth rate is about 1.9% per year.

Davis-Monthan is home to the 355th Fighter Wing, part of the Air Combat Command. The base is best known as the location of the Air Force Materiel Command's 309th Aerospace Maintenance and Regeneration Group, the aircraft boneyard for all excess military and government aircraft. Banner Health and the University of Arizona Health Network merged to create a platform of academic medicine, research, instruction and patient care at three academic medical centers.

“ Tucson blends natural beauty with a culture of innovation to create a distinctive lifestyle that attracts a diversity of people and commerce. ”



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Location & Market Summary - Tucson (Continued)

Economic Development

Innovation is a key word when it comes to Tucson economic development. Forbes has called it one of America's Most Innovative Cities. Tucson has the highest concentration of startups of any U.S. city its size and is ranked as a Top Five City for Entrepreneurs by Entrepreneur Magazine. Metro Tucson is a hub for optics and science. Biotech and other science clusters flourish in the UA Tech Park, BioPark and Innovation Park. Tourism is a key economic driver as well. Tucson is known for its world-class health spas, more than 20 golf courses, and numerous natural attractions, museums, missions and cultural history.

Interstate 10, the major East-West highway in the Sun Belt, runs east from California, enters Arizona near Ehrenberg and continues through Phoenix and Tucson. It exits at the border with New Mexico. Interstate 19 travels from Nogales to Tucson, and ends at I-10. While the highway is short (63 miles), it is a key corridor, serving as a fast route from Tucson and Phoenix (via I-10) to the Mexican border. The highway is a portion of the U.S. section of the CANAMEX Corridor, a trade route that stretches north from Mexico across the U.S. to the Canadian province of Alberta.

The Port of Tucson is a full service inland port, rail yard and intermodal facility southeast of the city and 70 miles north of the Mexico border at Nogales. The facility is located adjacent to the Union Pacific Railroad Mainline and I-10, linking California and Texas. In 2014, Tucson launched Sun Link, a fixed electric rail system that operates eight vehicles between Downtown Tucson and the UA campus. Each streetcar vehicle holds 150 passengers. There are 24 stops along the 3.9-mile route.

MAJOR TUCSON EMPLOYERS

University of Arizona	Cryacom
Raytheon	IBM
Arizona Community Physicians	SUNDT
Agero	B/E Aerospace
Freeport-McMoran Copper & Gold	CAID
Carondelet	Honeywell
Intuit	Port of Tucson
Ascent Aviation Services	ManTech
Tucson Medical Center	Cox Communications
Asarco Grupo Mexico	General Dynamics
Walbro	PSE Archery
Modular	MineSight
Union Pacific	Sargent Aerospace & Defense
Texas Instruments	SAIC
The Offshoot Group	Universal Avionics Systems Corporation
Redar	Northrop Grumman

