

FORMER RESTAURANT / EVENT CENTER

6350 E Tanque Verde Rd | Tucson, Arizona 85715

CUSHMAN &
WAKEFIELD

PICOR

FOR SALE



Tanque Verde Rd: 38,414 VPD (2025)

CUSHMAN &
WAKEFIELD

PICOR

FORMER RESTAURANT / EVENT CENTER

6350 E Tanque Verde Rd | Tucson, Arizona 85715



Cushman & Wakefield | PICOR is pleased to present 6350 E Tanque Verde Road for sale, an iconic Tucson property offering a rare opportunity to remodel and reposition a landmark building with strong historical character and long-term upside.

Dating back to the early 1980's, the property was the popular 90's location of City Grill and has since served as a well-known destination for a variety of successful nightclubs and bars. Once part of the famed "Restaurant Row," the corridor is now experiencing a clear resurgence, with new investment and revitalization activity bringing renewed energy to the area. The subject property anchors the southern end of this re-emerging entertainment and dining corridor.

The property is freestanding and features ample on-site parking, with additional overflow parking on adjacent parcels.

Zoned C-2, the site offers meaningful redevelopment potential; however, the primary opportunity is an exceptional remodel and repositioning of the existing improvements. The current structure provides a strong foundation for a refreshed restaurant, bar, or entertainment concept, allowing an owner-user or investor to transform the asset into a modern destination while leveraging its existing footprint, identity, and site layout. There is also potential for vertical enhancement, including a second story and/or rooftop deck to capture panoramic views of the Catalina and Rincon Mountain ranges.

In its current form, the property presents a rare opportunity to take an established Tucson landmark and thoughtfully renovate it into a best-in-class experiential concept, capitalizing on strong visibility, history, and location within a revitalizing corridor.



Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
7/8/2026

Cushman & Wakefield Copyright 2025. Artificial intelligence (AI) may have been used in the drafting or creation of this document. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FORMER RESTAURANT / EVENT CENTER

6350 E Tanque Verde Rd | Tucson, Arizona 85715



PROPERTY DETAILS

Available	8,174 SF
Lot Size	50,017 SF (1.15 Acres)
Sale Price	\$2,400,000
Zoning	C-2, City of Tucson
APN No.	113-16-0500
Property Taxes	\$11,244.89 (2025)

HIGHLIGHTS

- Former restaurant / event center featuring a full commercial kitchen, bar, dance floor, stage, DJ booth, and patio
- Unique turnkey setup ideal for entertainment, hospitality, event, restaurant, creative, or specialty users
- Cross parking agreement with adjacent properties to provide excess parking.
- Located along Tanque Verde Rd with strong visibility and access in an established east Tucson trade area
- Stunning views to the North and East
- C-2 zoning allows for 40' height – enabling second story, roof deck, or for a variety of redevelopment uses
- Part of Opportunity Zone
- Series 6 Liquor license available for separate purchase
- Monument signage available



TRAFFIC COUNTS

Tanque Verde Rd	38,414 VPD (2025)
Pima St	17,060 VPD (2025)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	11,676	\$85,644	11,954
3 Miles	105,044	\$95,263	61,127
5 Miles	257,581	\$100,534	100,292

Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

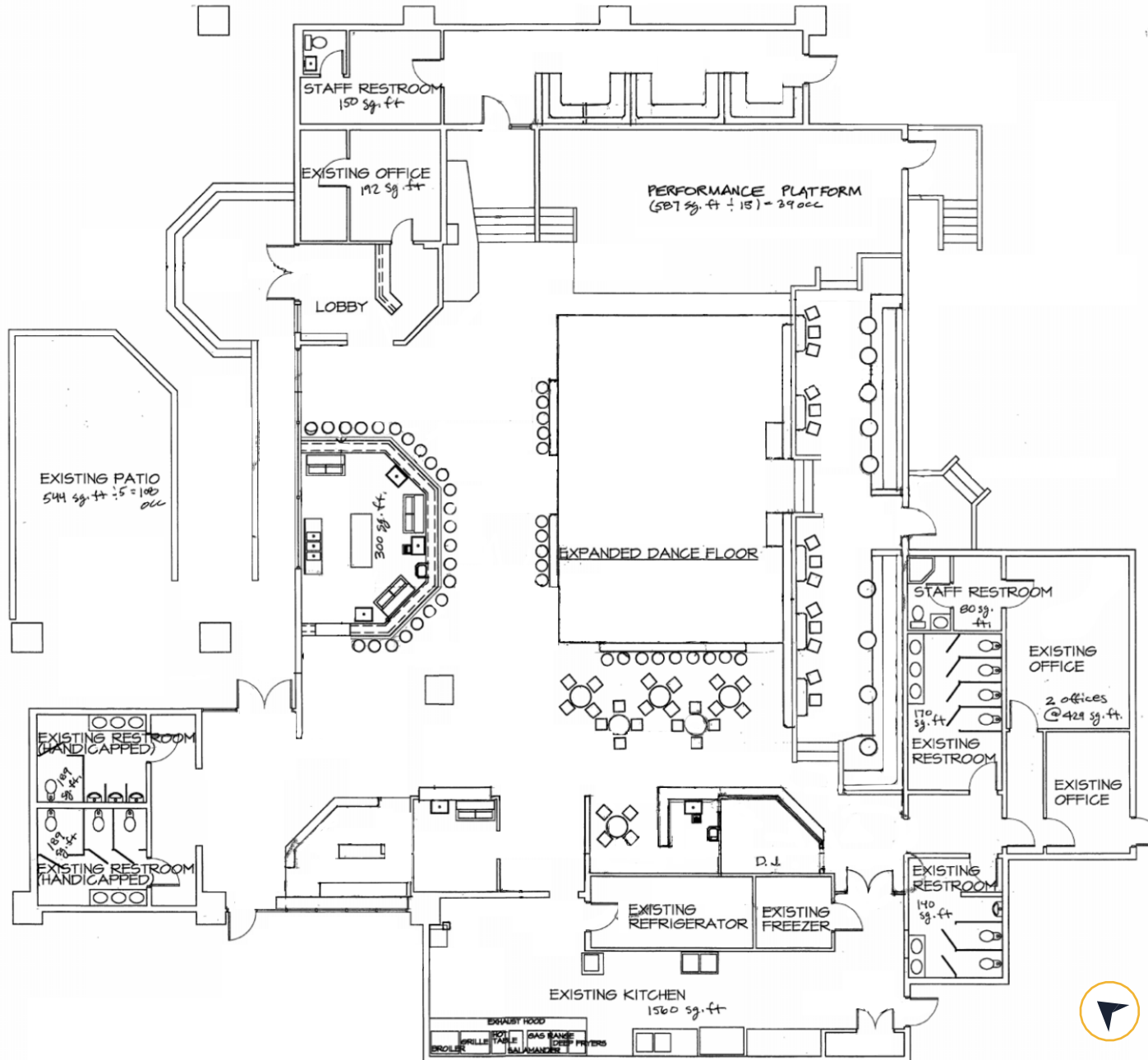
7/8/2026

Cushman & Wakefield Copyright 2025. Artificial intelligence (AI) may have been used in the drafting or creation of this document. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FORMER RESTAURANT / EVENT CENTER

6350 E Tanque Verde Rd | Tucson, Arizona 85715

FLOOR PLAN



FORMER RESTAURANT / EVENT CENTER

6350 E Tanque Verde Rd | Tucson, Arizona 85715

CUSHMAN & WAKEFIELD

PICOR

AERIAL

LONG REALTY
First American Title

THE CORK
SINCE 1999

NOODLEHOLICS

8,174 SF

1.15 AC

Tanque Verde Rd: 38,414 VPD (2025)

FORMER RESTAURANT / EVENT CENTER

6350 E Tanque Verde Rd | Tucson, Arizona 85715



AERIAL LOOKING NORTHEAST



Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
7/8/2026

Cushman & Wakefield Copyright 2025. Artificial intelligence (AI) may have been used in the drafting or creation of this document. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FORMER RESTAURANT / EVENT CENTER

6350 E Tanque Verde Rd | Tucson, Arizona 85715

CUSHMAN & WAKEFIELD

PICOR

