



# 151

**E Broadway Blvd**

DOWNTOWN TUCSON, AZ

**CBRE**

**PRIME DOWNTOWN RETAIL SPACE AVAILABLE  
FOR LEASE**



## PROPERTY OVERVIEW

- Prominent corner location on the **BEST** block in downtown Tucson within the AC Marriott!
- Adjacent to the Hub Restaurant + Playground Rooftop, across from Charro Steak and nearby The Rialto and Hotel Congress, in the heart of all the action
- Convenient parking.
- Situated along The Sun Link Streetcar route.
- Open space with tall ceilings and expansive glass-line.
- Located within the Rio Nuevo tax incentive financial district.

### DEMOGRAPHICS 2024 Estimates

	1-Mile	3-Mile	5-Mile
Population	16,324	108,327	280,661
Daytime Population	37,326	165,298	343,080
Avg. Household Income	\$71,562	\$67,368	\$67,673
TRAFFIC COUNTS	Congress St	15,708 VPD	

**±2,903 SF**  
AVAILABLE SIZE

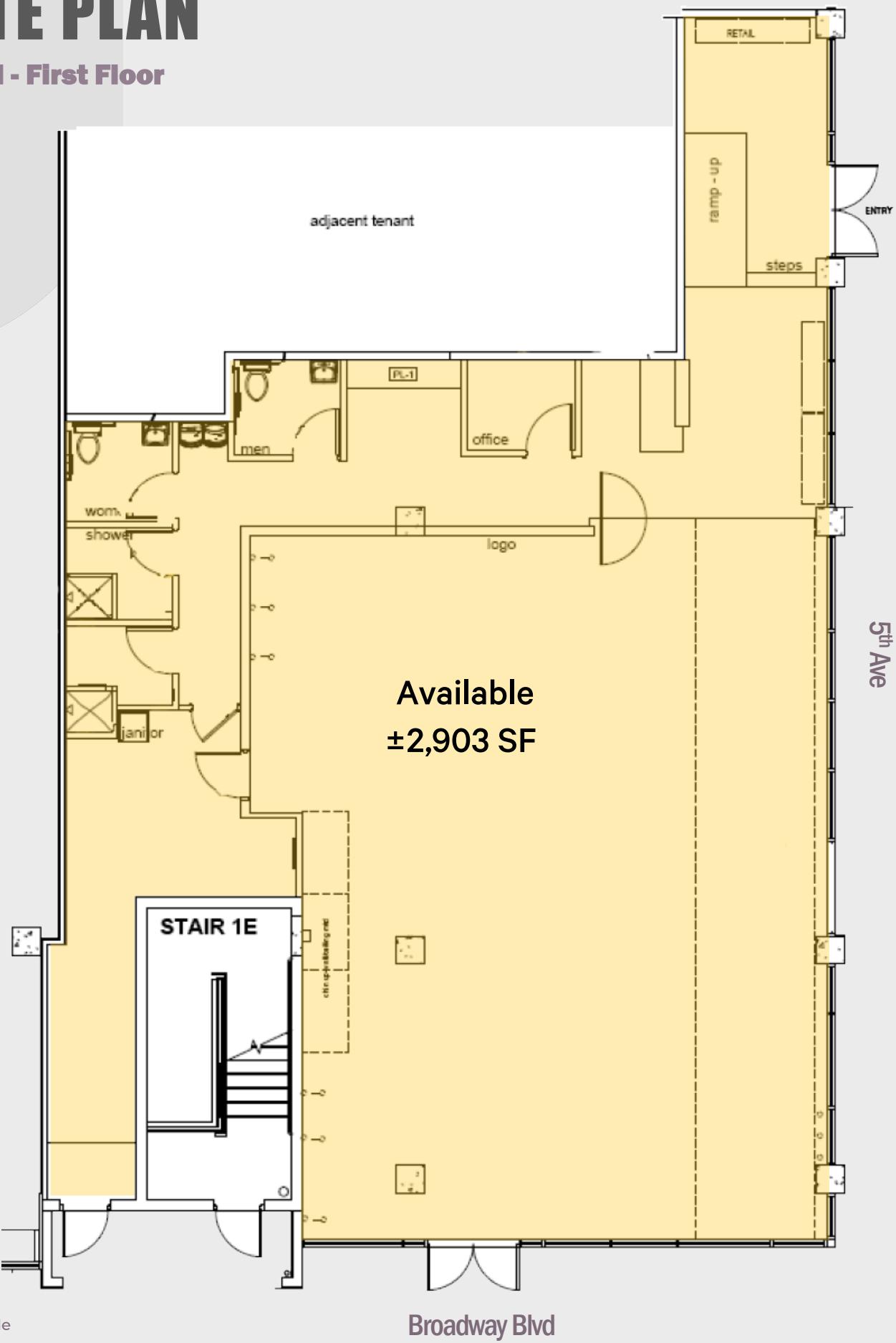
**\$30/SF NNN**  
LEASE RATE

**C-1**  
TUCSON ZONING

**CBRE**

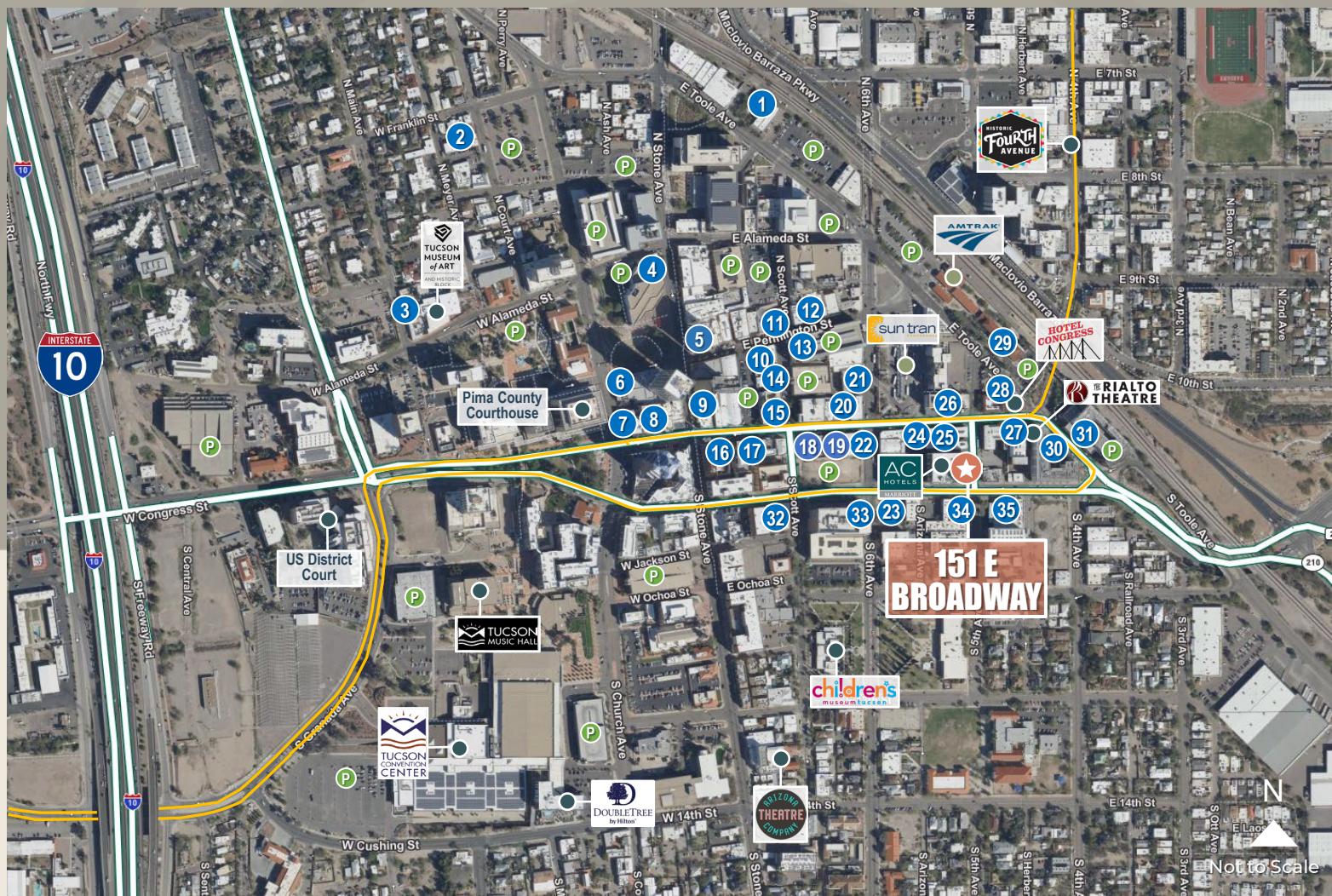
# SITE PLAN

## Retail - First Floor



# MAP

## DOWNTOWN TUCSON



 **LINK**

 - Parking Garage/Lots

## Downtown Restaurants

- 1. Borderlands Brewery Company
- 2. El Charro Café
- 3. Café a La C'Art
- 4. The Little One
- 5. Bombolé, Ike's Coffee & Tea Café
- 6. Baggin's Gourmet Sandwiches
- 7. Street Taco and Beer Co, JA Ramen
- 8. Perché No, Subway
- 9. Nook
- 10. Café 54
- 11. Urban Fresh, Raptor Café
- 12. Reilly Craft Pizza and Drink
- 13. La Chingada Cocina Mexicana
- 14. CRUDA Mariscos & Oyster Bar
- 15. Ezbachi Izakaya
- 16. HeeMee Coffee + Bakery
- 17. The Monica
- 18. The National
- 19. Batch, Tabu Bar
- 20. Elliott's on Congress, Empire Pizza & Pub
- 21. Thunder Bacon Burger
- 22. Starbucks
- 23. Sonora Moonshine Company
- 24. The Screamery
- 25. HUB Restaurant & Ice Creamery
- 26. Berry Greens Juice Bar, Caffe Luce
- 27. Good Oak Bar, Jamie's Pizza Kitchen
- 28. Cup Café at Hotel Congress
- 29. Maynard's
- 30. OBON Sushi Bar Ramen, Basquería
- 31. Urban Pita, Insomnia Cookies
- 32. Penca
- 33. Miss Saigon Downtown
- 34. Charro Steak & Del Rey
- 35. Thunder Canyon Brewery

# The Neighborhood



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