



# 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

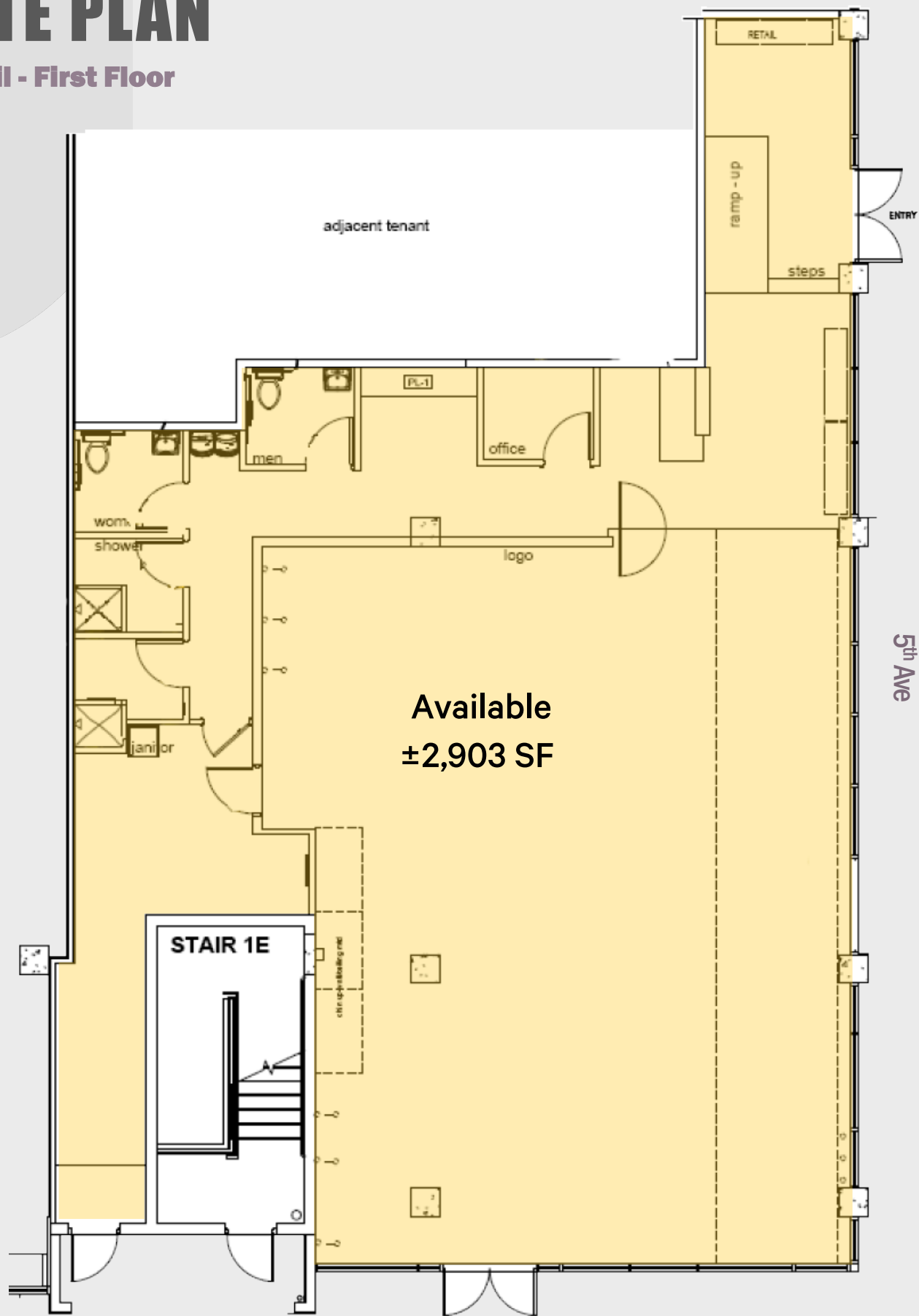
**C-1**

TUCSON ZONING

**CBRE**

# SITE PLAN

Retail - First Floor



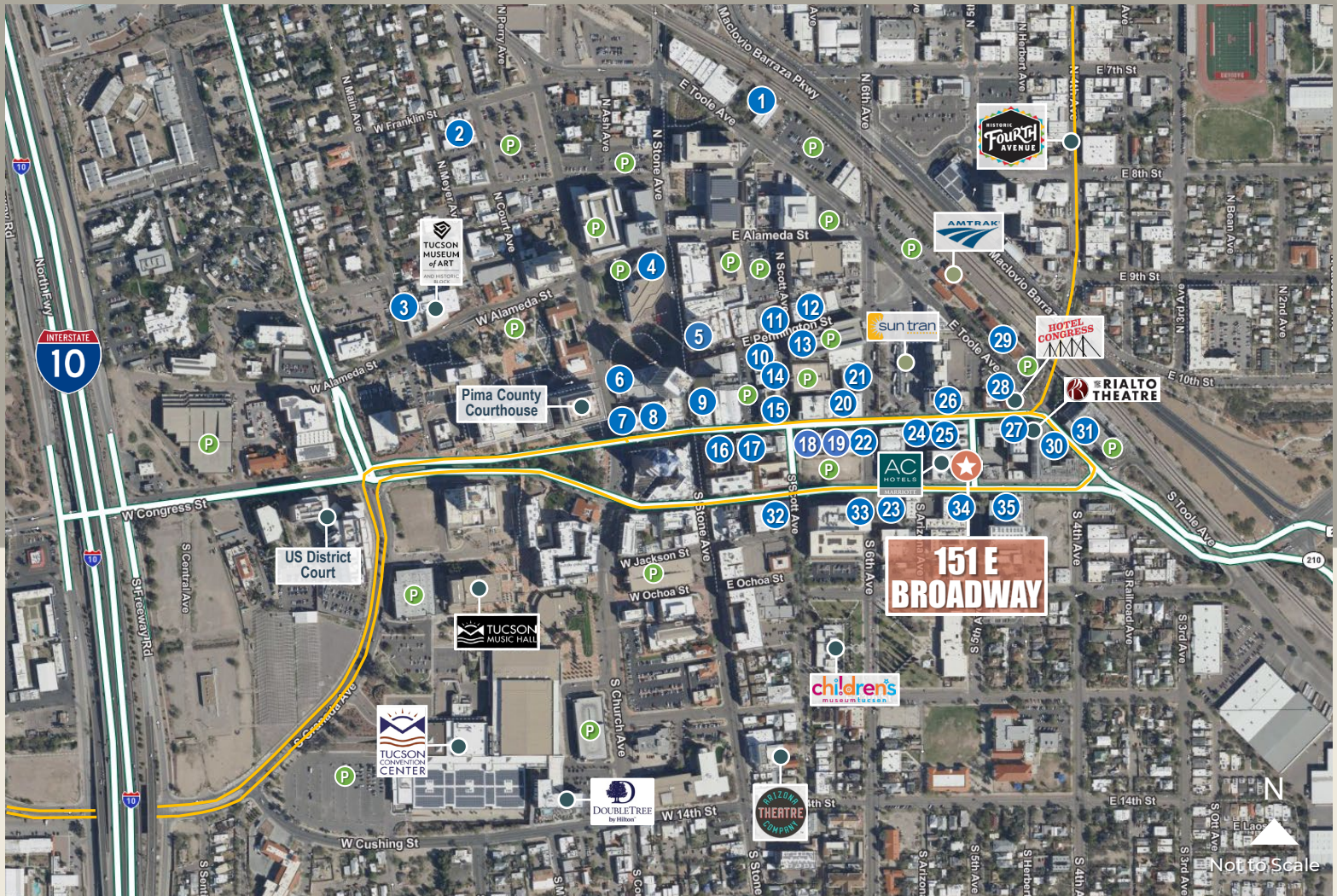
Not to Scale

Broadway Blvd



# MAP

## DOWNTOWN TUCSON



**P** - 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 Screamy
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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