

DOWNTOWN CORNER

200 E. CONGRESS ST. | TUCSON, AZ 85701
SEC of Congress Street and 6th Avenue

RIO NUEVO DISTRICT
(Incentives available!)



DOWNTOWN RETAIL SPACE FOR LEASE



6298 E. Grant Rd., Suite #100
Tucson, AZ 85712
P: 520.296.0200 / F: 520.296.1571
www.larsenbaker.com

Isaac Figueroa, CCIM
Director of Leasing and Sales
520.296.0200 x218
isaac@larsenbaker.com

Frank Arrotta
Associate Broker
520.296.0200 x226
frank@larsenbaker.com

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen - Designated Broker - Owner/Agent.

AVAILABILITY

Ground Floor: **± 1,200 SF***
*Per Owner

Lease Rate: **\$16.00/SF**

NNN: **\$ 5.00/SF**

PROPERTY FEATURES

Property Use: Retail

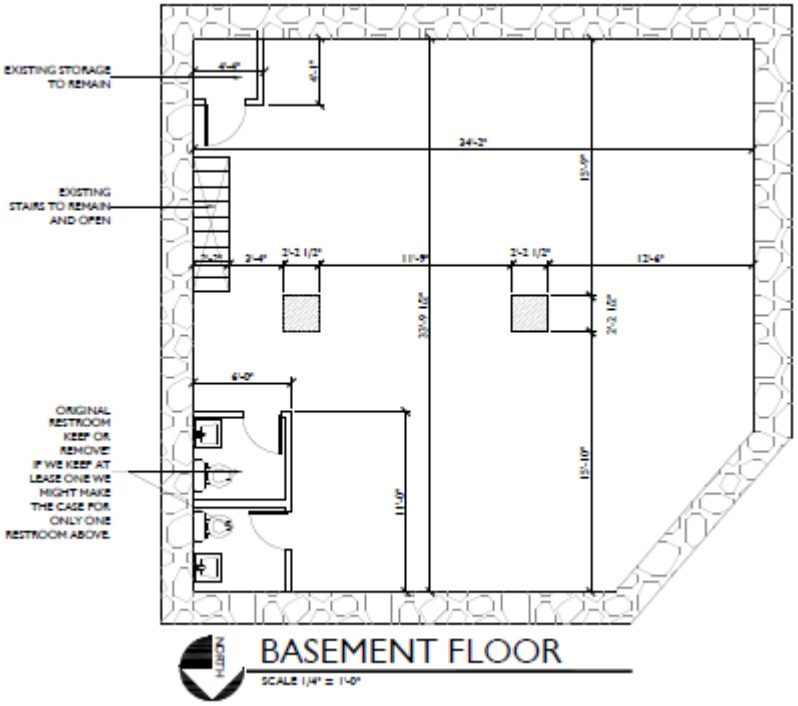
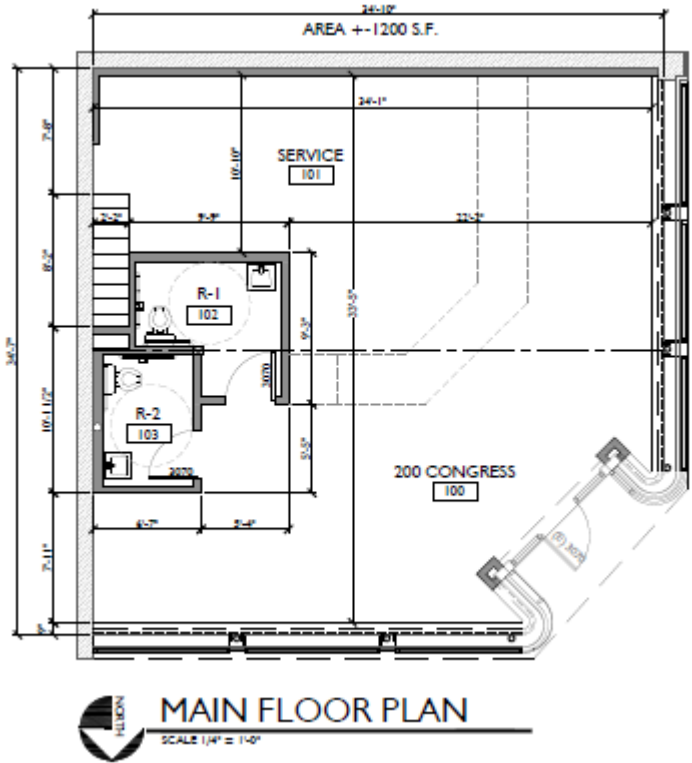
Zoning: OCR-2

PROPERTY HIGHLIGHTS

- Located in desirable Downtown Tucson and Rio Nuevo TIF District, Incentives available
- Hard corner visibility
- Adjacent to Johnny Gibson's Downtown Market
- Across from Downtown Ronstadt Center and new incoming Starbucks,
- Proximity to several food and entertainment businesses including Hotel Congress, Rialto Theatre, The Monica, Empire Pizza, The Screamer, HUB Restaurant, Miss Saigon and more.



PROPOSED FLOORPLAN



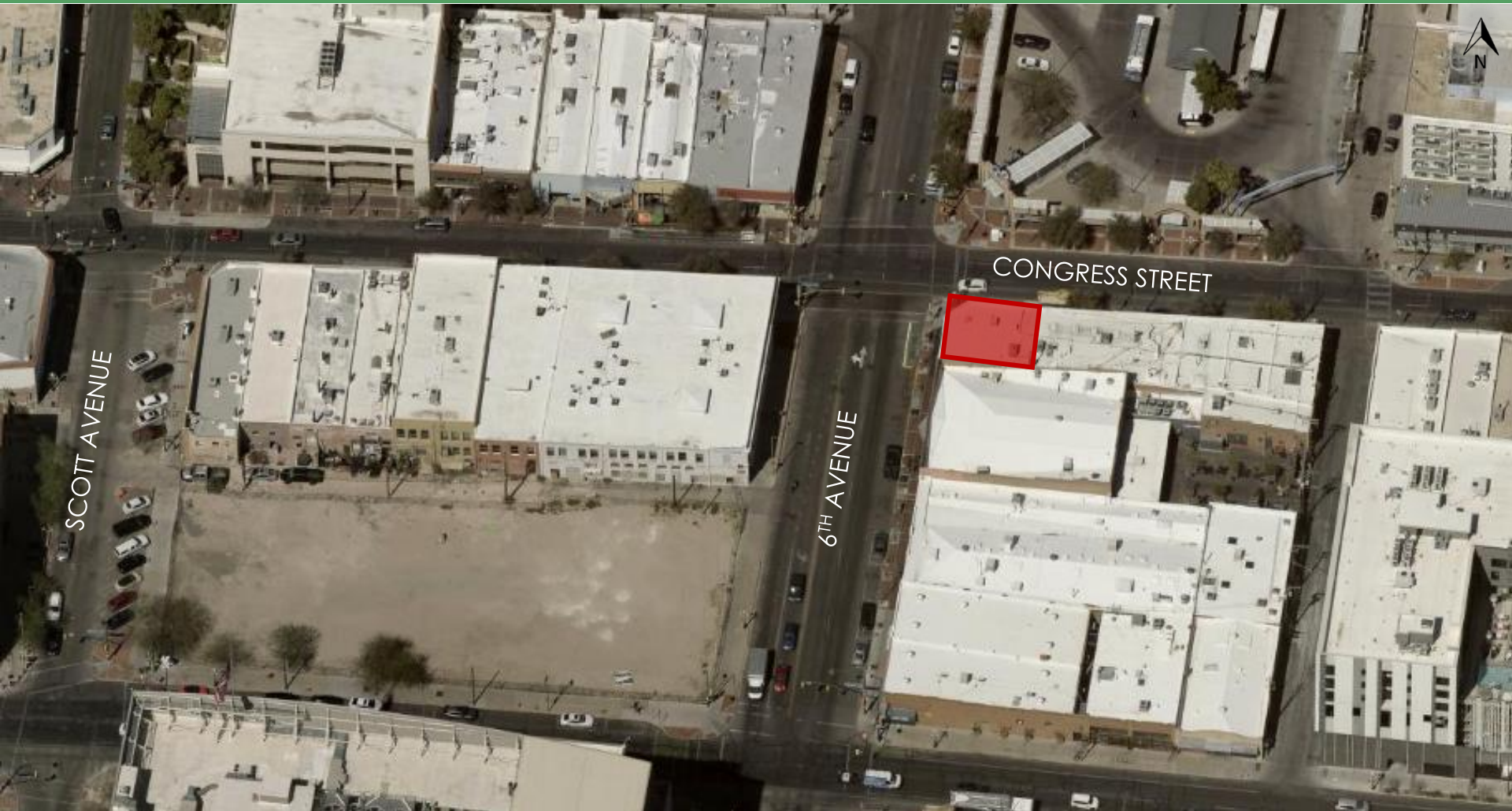
6298 E. Grant Rd., Suite #100
Tucson, AZ 85712
P: 520.296.0200 / F: 520.296.1571
www.larsenbaker.com

Isaac Figueroa, CCIM
Director of Leasing and Sales
520.296.0200 x218
isaac@larsenbaker.com

Frank Arrotta
Associate Broker
520.296.0200 x226
frank@larsenbaker.com

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen - Designated Broker - Owner/Agent.

SITE PLAN



DOWNTOWN RETAIL SPACE – AVAILABLE FOR LEASE



6298 E. Grant Rd., Suite #100
Tucson, AZ 85712
P: 520.296.0200 / F: 520.296.1571
www.larsenbaker.com

Isaac Figueroa, CCIM
Director of Leasing and Sales
520.296.0200 x218
isaac@larsenbaker.com

Frank Arrotta
Associate Broker
520.296.0200 x226
frank@larsenbaker.com

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen - Designated Broker - Owner/Agent.

DEMOGRAPHICS (2020)

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	16,407	108,686	292,753
Average Family Income	\$52,712	\$54,717	\$53,862
Employees	24,634	94,100	179,466



PIMA COUNTY PUBLIC LIBRARY

DOWNTOWN RONSTADT CENTER

SUBJECT

CONGRESS STREET

STONE AVENUE

6TH AVENUE

CHILDREN'S MUSEUM

MILITARY PLAZA PARK

TUCSON CONVENTION CENTER

JOHNNY GIBSON'S JG & DM DOWNTOWN MARKET