SALE





OFFERING SUMMARY

Sale Price:	\$500,000
Building Size:	2,784 SF
Available SF:	
Lot Size:	34,945 SF
Price / SF:	\$179.60
Year Built:	1949
Zoning:	C-2
Market:	Tucson

PROPERTY HIGHLIGHTS

- .80-acre lot offers significant room for expansion ideal for outdoor patio, food trucks, or added structures
- · C-2 zoning allows broad commercial flexibility including bar, retail, or mixed-use redevelopment
- Series 6 liquor license, business goodwill, and FF&E available with separate bill of sale
- Existing building includes walk-in cooler, bar setup, and open floor plan ready for operator improvements
- Plentiful on-site parking and easy access from Stone Ave

OTHER RESOURCES

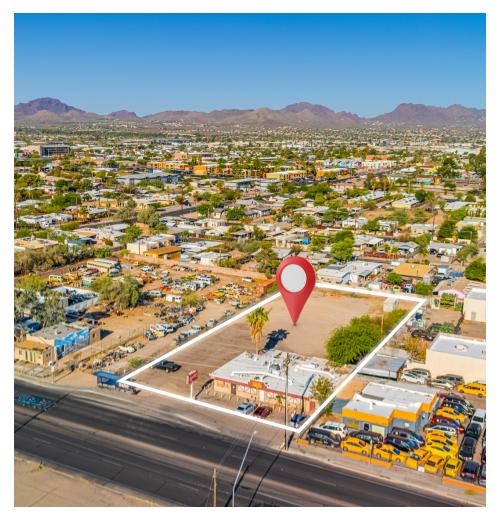
Tommy's

Scott Hotchkiss

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SALE



PROPERTY DESCRIPTION

Discover a unique Tucson investment opportunity with Tommy's Tavern — a fully equipped bar and restaurant on a large C-2-zoned lot offering exceptional flexibility. Operate under the existing brand or reimagine the site as a brewery, taproom, event venue, contractor's yard, retail showroom, or mixed-use redevelopment. Includes Series 6 liquor license and full equipment package available under separate Bill of Sale. Endless potential for operators, investors, and developers alike.

LOCATION DESCRIPTION

Tommy's is located on North Stone Avenue just south of Grant Road, in one of Tucson's most active commercial corridors. Positioned on a high-traffic arterial with easy access to I-10, Downtown Tucson, and the University of Arizona, this .80-acre site benefits from excellent visibility and strong commuter flow.

The property sits just minutes from the site of the planned casino and resort development at Grant Road and I-10, a major entertainment project expected to drive new investment and consumer traffic to the area. The Stone Avenue corridor itself is undergoing transformation, with a mix of long-standing businesses and new investor interest fueling commercial revitalization.

Surrounded by neighborhoods, retail centers, and industrial employment zones, this central location offers strong demographic support for a bar, restaurant, or repositioned commercial use — making Tommy's Tavern a unique opportunity for both operators and investors.

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