

300 E Congress St

Tucson, AZ 85701

PRIME DOWNTOWN RESTAURANT SPACE



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Property Highlights

- Excellent hard corner location on the BEST block in downtown!
- Next to The Rialto, Hotel Congress and The Playground + Hub in the heart of all the action.
- Former $\pm 2,978$ SF restaurant space with an adjacent $\pm 3,628$ SF courtyard patio.
- Convenient parking.
- Situated along The Sun Link Streetcar route.
- Located within the Rio Nuevo tax incentive financial district.

$\pm 2,978$ SF

RESTAURANT SIZE

$\pm 3,628$ SF

PATIO SIZE

\$35.00 PSF NNN

LEASE RATE

Demographics

Source: ESRI, 2025 Estimates

	1-Mile	3-Mile	5-Mile
Population	16,324	107,094	278,182
Daytime Population	37,326	159,157	336,190
Avg. Household Income	\$71,562	\$70,145	\$70,239

Traffic Counts

Source: PAG & ADOT



66,892 AADT

DOWNTOWN TUCSON 2025



167,199 AADT

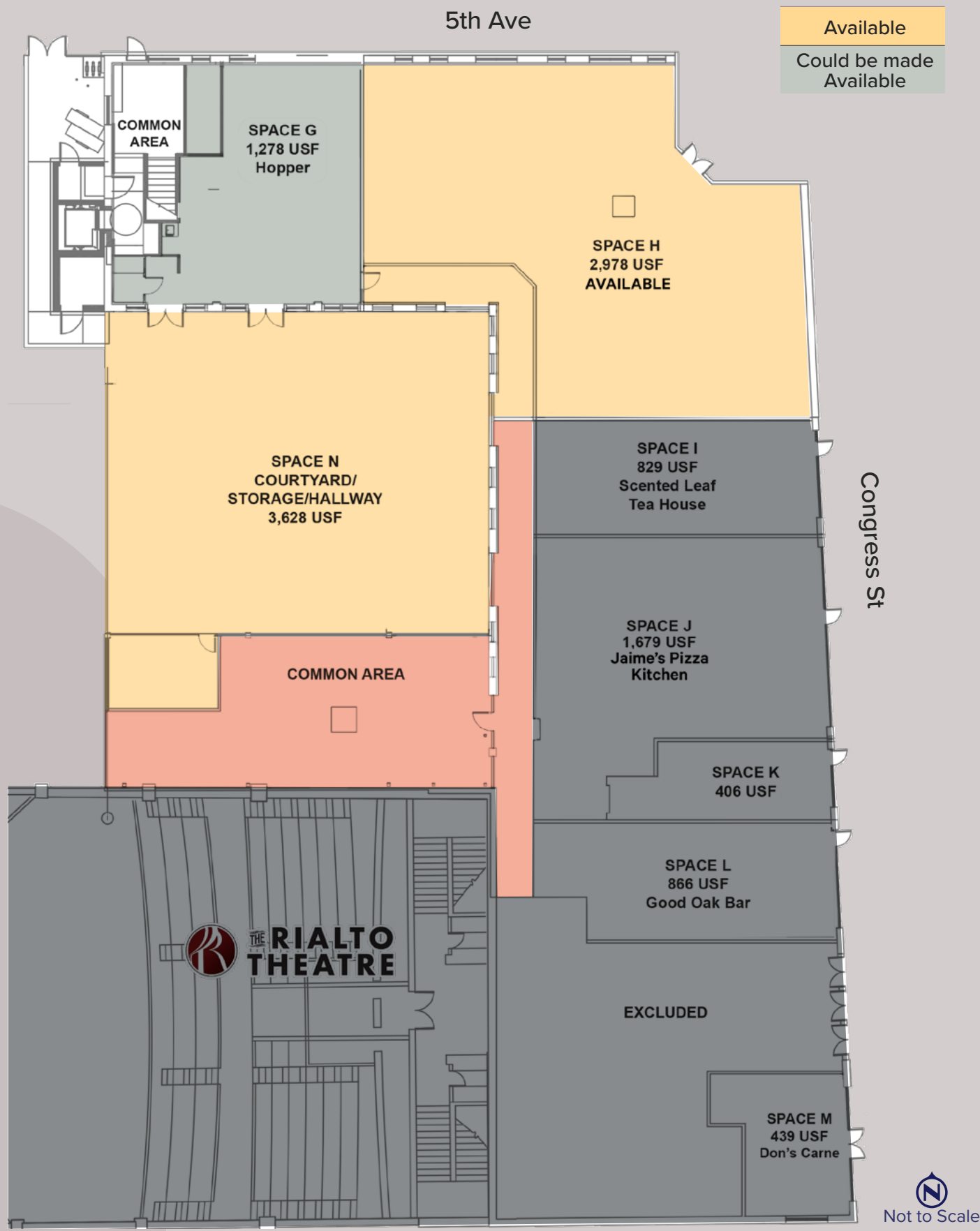
INTERSTATE 10 2024

300 E Congress St
Tucson, AZ



Site Plan

Rialto Block- First Floor



Rialto Block Park Concept

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Concept Image

Map- Downtown Tucson

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★ - Subject 300 E Congress
 LINK
 P - Parking Garage/Lot
 - Historic Fourth Ave District

Major Employers



Downtown By the Numbers

8

THEATER &
PERFORMANCE
VENUES

1,450

TOTAL EVENTS
ANNUALLY

>200K

TOTAL
ATTENDEES
ANNUALLY



Linda Ronstadt MUSIC HALL LEO RICH THEATER



- **Linda Ronstadt** - home to Tucson Symphony Orchestra & Arizona Opera
- **Fox Theatre**- ±100K annual attendees and nearly 20K kids for Kids in the Theatre program
- **Rialto Theatre & 191 Toole** - 100K+ annual attendees & 300+ shows
- *Coming Soon:* **Teatro Carmen** and **Fox Theatre** expansion

23

MUSEUMS &
GALLERIES



76

FOOD & DRINK
ESTABLISHMENT



700+

HOTEL ROOMS



- *Coming Soon:*
- **Hyatt Regency** (290 keys, 200 employees) opening 10/2027
- **Moxy** (134 keys)
- **Obie Companies** (125 keys)

1,072

APARTMENT UNITS



- Average downtown apartment rental rate is **\$1,350/Month** (2 bedroom)
- *Coming Soon:* **The Bautista 256** (in Mercado District)



1.4M

ANNUAL VISITORS

- >50 major events
- Tucson Gem and Mineral Show - world's largest, with ±65K visitors annually.
- Hosts Tucson Roadrunners, Sugar Skulls, D1 UA Wildcats Club Hockey & more



36

HOME
GAMES

4K

ATTENDEES
PER GAME



The Neighborhood



CBRE

Now Open & Coming Soon



ursa



SunLink Streetcar

3.9 4,500

MILE ROUTE

AVG. WEEKDAY RIDERS

- Connecting University of Arizona, Historic Fourth Avenue district, Downtown, and Mercado San Agustin District/ MSA Annex
- **1,535,900** riders annually
- **100K** people live & work within 0.5 mile radius of the route

Source: www.suntran.com/routes-services/sunlink/



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