CBRE

Retail | For Lease

One North Fifth

245 E Congress | Tucson, AZ 85701

PRIME DOWNTOWN RETAIL SPACE AVAILABLE

Shannon Murphy
First Vice President
+1 520 323 5109
shannon.murphy2@cbre.com

Kaitlyn Millerd
Associate
+1 520 400 0375
kaitlyn.millerd@cbre.com

Property Highlights

One North Fifth
245 E Congress St | Tucson, AZ

- Excellent hard corner location on the BEST block in downtown!
- Across from The Rialto, Hotel Congress and The Playground + Hub in the heart of all the action.
- Mixed use project with 96 apartment units and built in customers.
- Situated along The Sun Link Streetcar route.
- Located within the Rio Nuevo tax incentive financial district.

±750 SF

SUITE 159

±1,496 SF

SUITE 171

Contact Agent

LEASE RATE

$3.66/SF

ESTIMATED NNN

Traffic Counts

Source: PAG & ADOT

66,892 AADT

DOWNTOWN TUCSON 2025

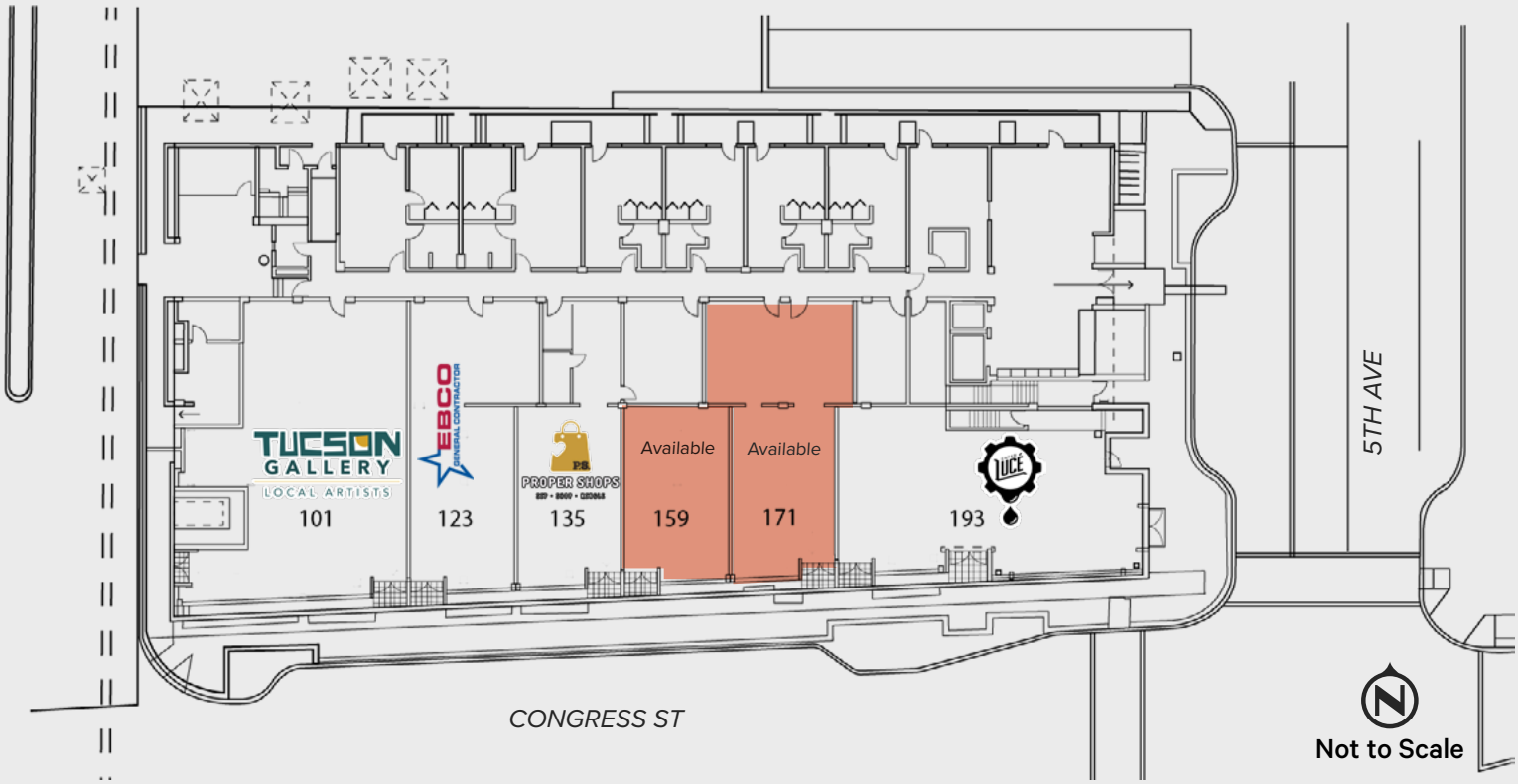
167,199 AADT

INTERSTATE 10 2024

Demographics

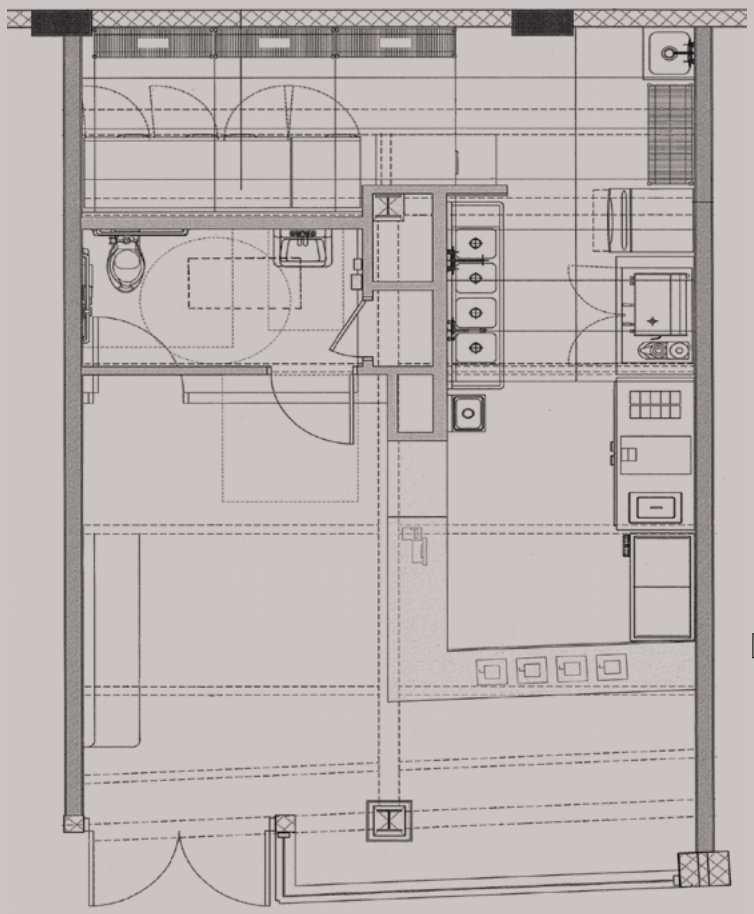
Source: ESRI, 2025 Estimates

	1-Mile	3-Mile	5-Mile
Population	16,579	108,663	281,788
Daytime Population	36,134	161,721	342,794
Avg. Household Income	$74,911	$70,117	$70,670



Floor Plan

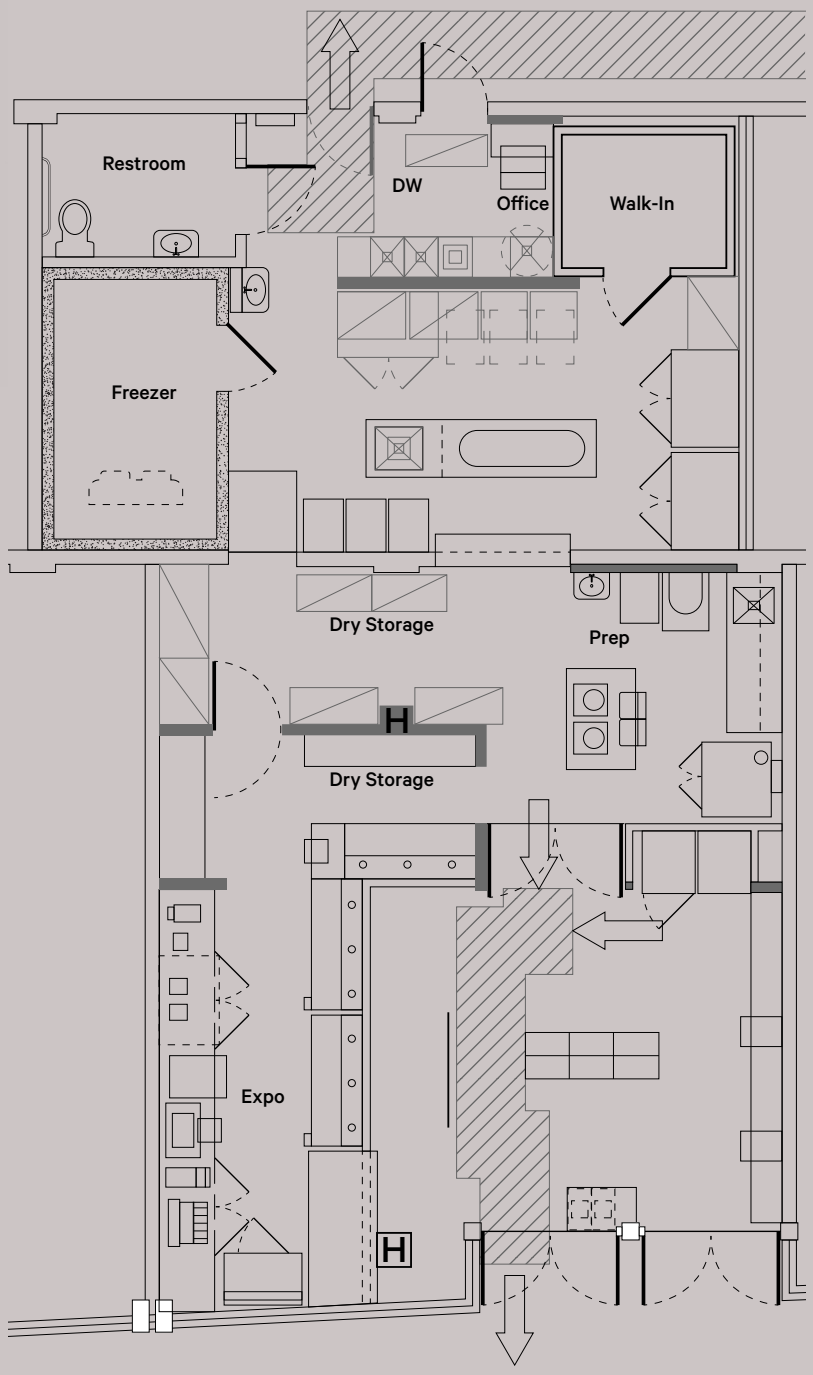
CBRE



±750 SF

SUITE 159

Not to Scale



±1,496 SF

SUITE 171

Map- Downtown Tucson

CBRE

- Subject One North Fifth — sunLINK — Parking Garage/Lot — Historic Fourth Ave District

Major Employers

CITY OF TUCSON

PIMA COUNTY

TEP Tucson Electric Power

HEXAGON

CATERPILLAR

TUCSON CONVENTION CENTER

TUCSON ROADRUNNERS

Downtown By the Numbers

8
THEATER & PERFORMANCE VENUES

1,450
TOTAL EVENTS ANNUALLY

>200K
TOTAL ATTENDEES ANNUALLY

- **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

LOS MILICS VINEYARDS
ursa
The BOARD ROOM SPORTS LOFT & BAR
BLOCK A
Gibson FOOD HALL & MARKET
CORNISH PASTY CO
BONANZA COFFEE COMPANY
LAVA BAR & KITCHEN
Lucky PENNY BBQ
penelope.
OBIE COMPANIES
TEATRO CARMEN EST. 1915
moxy HOTELS

SunLink Streetcar

3.9 MILE ROUTE

4,500 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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