

# PLAZA CENTRO

350 & 345 E. CONGRESS ST, TUCSON, AZ



WE ARE  
THE CENTER  
OF RETAIL

For Lease | Downtown Retail



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PICOR.COM

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## RETAIL SPACE

1,114 SF

## LEASE RATE

\$38.00/SF, NNN

## NNN CHARGES

\$5.94/SF

## TRAFFIC COUNTS

Broadway Blvd: 28,441 VPD ('19)

Congress St: 16,147 VPD ('19)

4<sup>th</sup> Ave: 7,776 VPD ('19)

## NEIGHBORING TENANTS

Hotel Congress, Cup Café, Rialto Theatre, Diablo Burger, AC Hotel by Marriott, Maynards Market & Kitchen, and more

## COMMENTS

- Approximately 20,000 SF of urban, street level retail located at the intersection of the up-and-coming Congress Street and 4<sup>th</sup> Avenue entertainment districts
- Located on the 3.9 mile modern street car route connecting downtown with the University of Arizona and the west side of I-10
- Streetcar stop exists immediately in front of Plaza Centro



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE HOUSEHOLD INCOME



DAYTIME POPULATION



TOTAL RETAIL EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	14,374	\$49,360	23,390	\$127.3 M
3 Miles	111,471	\$49,819	98,898	\$915.73 M
5 Miles	291,479	\$48,648	188,413	\$2.47 B

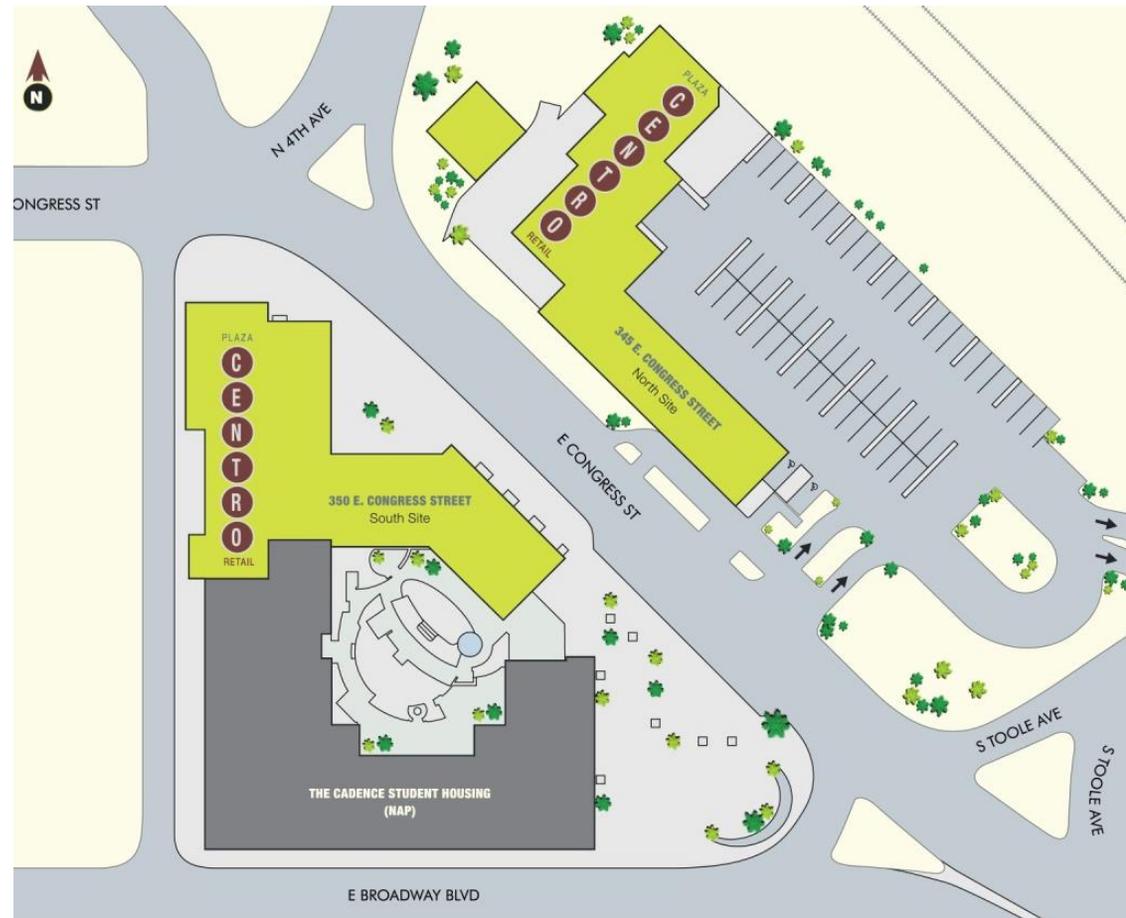
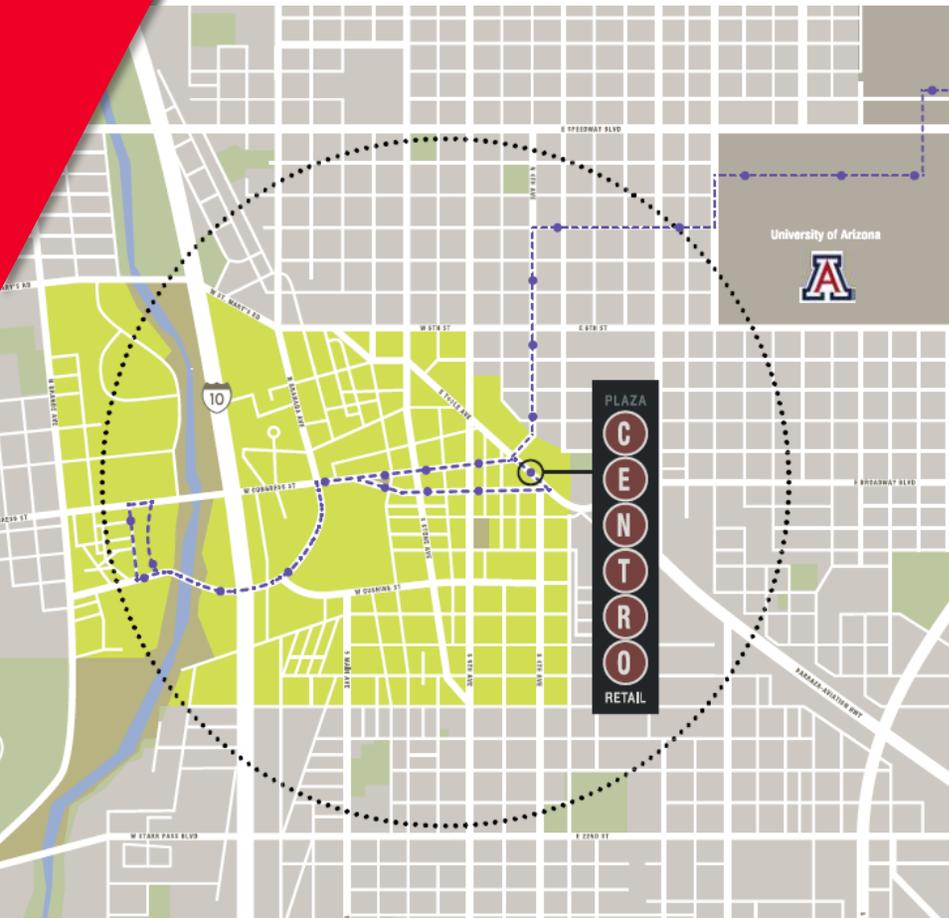
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## NEIGHBORHOOD MAP



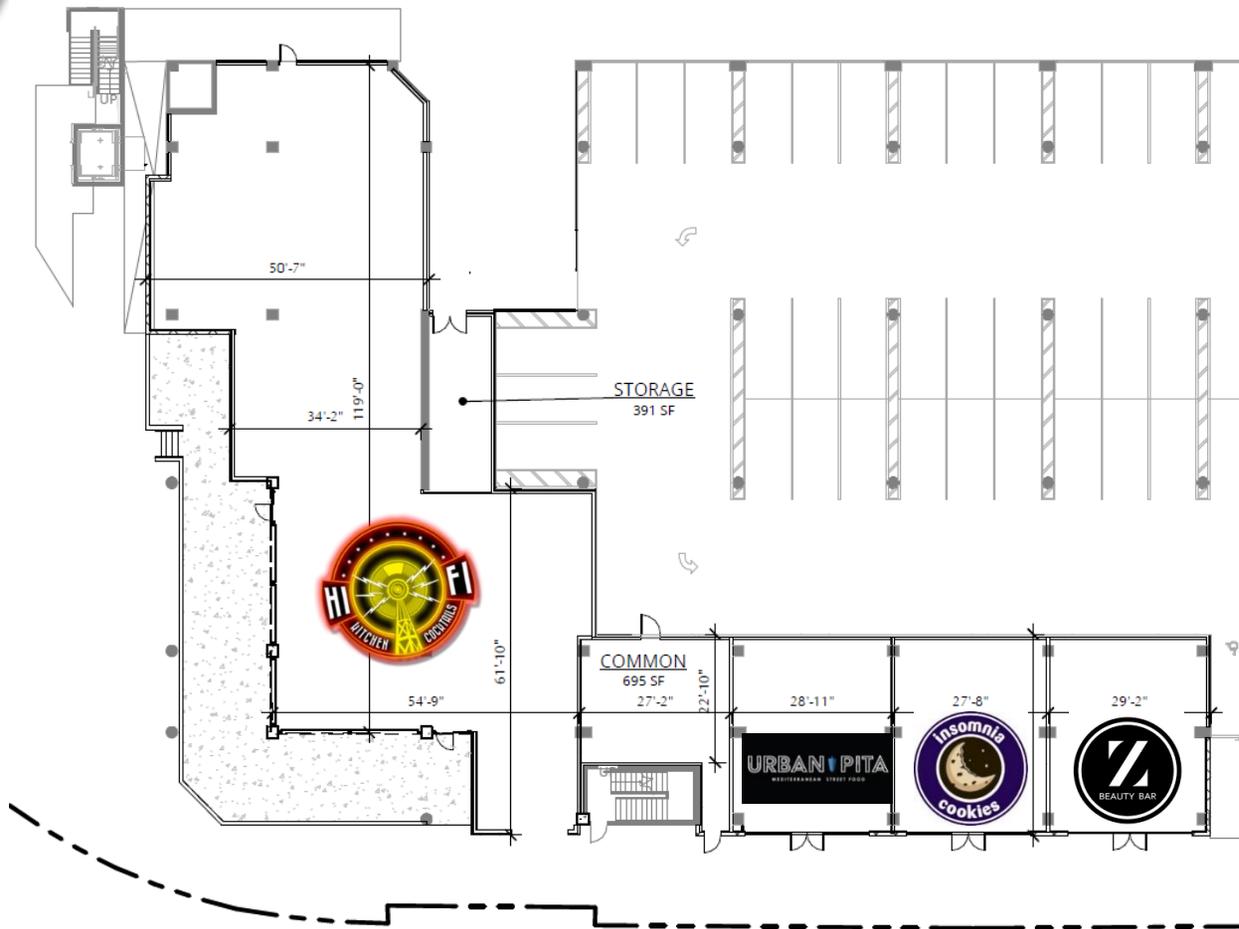
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## SITE PLAN – NORTH SIDE

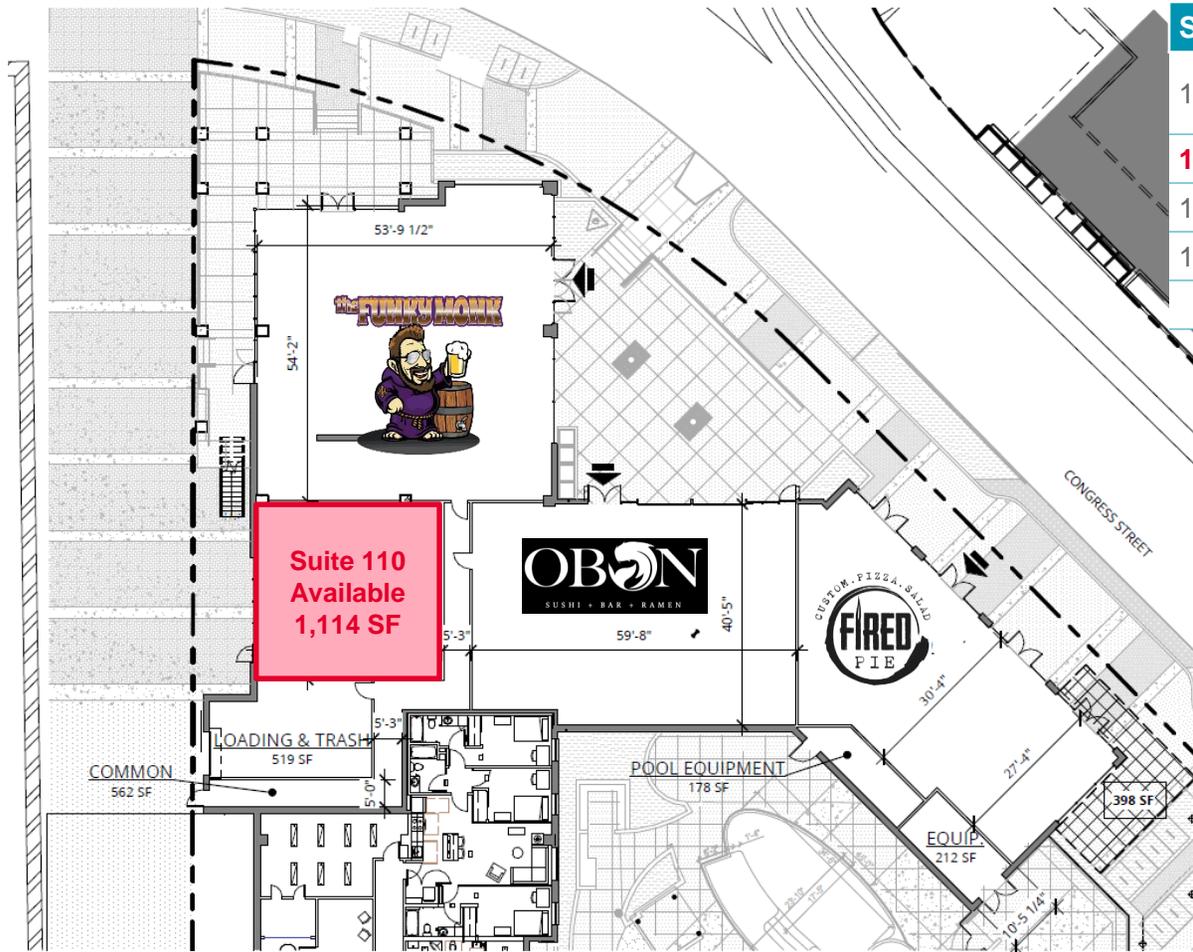


Suite	Tenant	Size
101	Hi Fi Kitchen & Cocktails	7,238 SF
135	Urban Pita	1,010 SF
145	Insomnia Cookies	1,004 SF
155	Z Beauty Bar	1,055 SF
<b>Total Leasable Retail</b>		<b>10,307 SF</b>

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## SITE PLAN – SOUTH SIDE



Suite	Tenant	Size
100	The Funky Monk Pub & Grubb	3,081 SF
<b>110</b>	<b>AVAILABLE</b>	<b>1,114 SF</b>
120	Obon Sushi Bar	2,484 SF
150	Fired Pie	2,081 SF
<b>Total Leasable Retail</b>		<b>8,760 SF</b>

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**POINTS OF INTEREST**

- 1 MCKALE MEMORIAL CENTER
- 2 ARIZONA STADIUM
- 3 TUCSON HIGH MAGNET SCHOOL
- 4 PIMA COUNTY CONSOLIDATED JUSTICE COURT
- 5 Z MANSION
- 6 TUCSON CITY COURT
- 7 PIMA COUNTY PUBLIC LIBRARY
- 8 EL PRESIDIO PARK
- 9 TUCSON CITY HALL
- 10 TUCSON MUSEUM OF ART
- 11 SOUTHERN ARIZONA TRANSPORTATION MUSEUM
- 12 FOX TUCSON THEATRE
- 13 TUCSON AMTRACK STATION
- 14 LA PLACITA VILLAGE SHOPPING CENTER
- 15 LEO RICH THEATRE
- 16 TUCSON CONVENTION CENTER
- 17 ST. AUGUSTINE CATHEDRAL
- 18 CHILDREN'S MUSEUM TUCSON
- 19 ARMORY PARK CENTER
- 20 THE CADENCE APARTMENTS
- 21 CENTRO GARAGE
- 22 SUN LINK STREETCAR STOP
- 23 RIALTO THEATRE
- 24 AC HOTEL - COMING SOON
- 25 EL CON CENTER

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