

DOWNTOWN 2nd GENERATION RESTAURANT

29 W Congress Street | Tucson, AZ

CUSHMAN &
WAKEFIELD

PICOR

FOR LEASE



DOWNTOWN 2nd GENERATION RESTAURANT

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PROPERTY DETAILS

Available	2,120 SF* - Sandwich shop build-out with small outdoor patio (Do not disturb tenant)
Availability	February 2025 or sooner
Lease Rate	Contact agent
2024 NNN's	±8.00/SF
Address	29 W Congress St Tucson, AZ 85701

*1,136 SF is ground floor, and 984 SF is cold storage, dry storage, & office

HIGHLIGHTS

- Space includes:
 - Two (2) walk-in refrigerators
 - 3-compartment sink
 - Two (2) hand sinks
 - Two (2) ADA Restrooms
- Huge daytime population
- Strategically located in the heart of Downtown Tucson
- Abundant parking in immediate proximity
- Functional basement

TRAFFIC COUNTS

Congress Street	15,568 VPD (2023)
Church Avenue	4,505 VPD (2023)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	14,901	\$65,479	24,924
2 Miles	52,597	\$63,195	46,996
3 Miles	104,208	\$70,510	68,422

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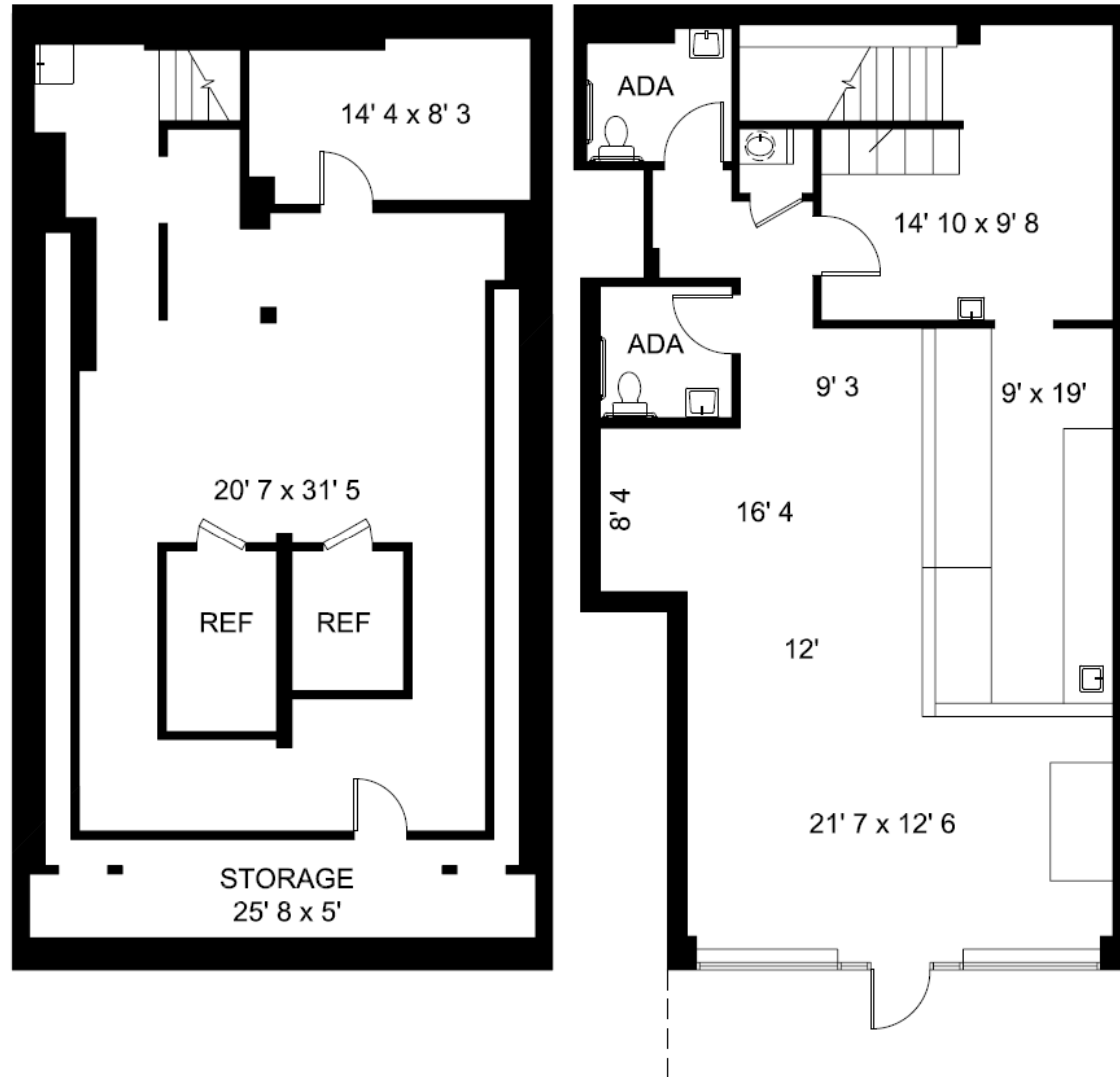
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FLOOR PLAN



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St. Mary's Road

Oracle Road

4th Avenue

Euclid Avenue

Speedway Boulevard

Campbell Avenue

THE UNIVERSITY OF ARIZONA

6th Street

Broadway Boulevard

Kino Parkway



Mercado District

Downtown Tucson

SUBJECT

Street Perche No

Historic Fourth Avenue Shopping District

CAFE MAGGIE
A NEIGHBORHOOD PLACE



Magpies
GOURMET PIZZA + WINGS

BOCA
TACOS Y TEQUILA

THE HUT
4TH AVENUE - TUCSON

O'Malleys
BAR & GRILL

FOX
TUCSON THEATRE

J.A.
RAMEN
CASA

Street Perche No

BAR & GRILL
DILLINGER BREWING

SKY
BOXYARD
ERMANOS



Banner University Medical Center

