

# 88 E BROADWAY BLVD

TUCSON, AZ 85701



**WE ARE  
THE CENTER  
OF RETAIL**

For Lease | Fully Futurized Restaurant Space

*Incentives available through Rio Nuevo*



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## RESTAURANT SPACE

Fully Futurized Restaurant  
 ±4,242 SF - Interior  
 ±2,543 SF – Patio  
 ±533 SF – Common Restrooms  
 ±4,775 SF Rentable

## LEASE RATE

Contact Agents  
 Rent and tenant incentives  
 available from Rio Nuevo



## RESTAURANT DRAWS

This prime location boasts 2,035 hotel rooms within walking distance to the property or the street-car route, and hosts approximately 1,205 theater performances annually in the same area, making it an ideal restaurant location. Please see the Restaurant Guide on the right side of this page to see the other operators already enjoying the benefits of having a location in Downtown Tucson!

## COMMENTS

- Located inside the 9-story TEP building – over 425 employees
- Estimated daytime employment: 25,336 people
- In the heart of downtown Tucson
- Ideal location for a national restaurant
- High visibility on Broadway Blvd with signage available
- On the Sun Link street-car route, Arizona’s only urban rail system
- ±2,543 SF patio with an abundance of amenities

## NEIGHBORHOOD DEMOGRAPHICS

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	15,188	\$63,362	25,336	\$171.67 M
3 Miles	109,284	\$66,032	68,077	\$1.1 B
5 Miles	286,295	\$68,353	146,263	\$3.05 B



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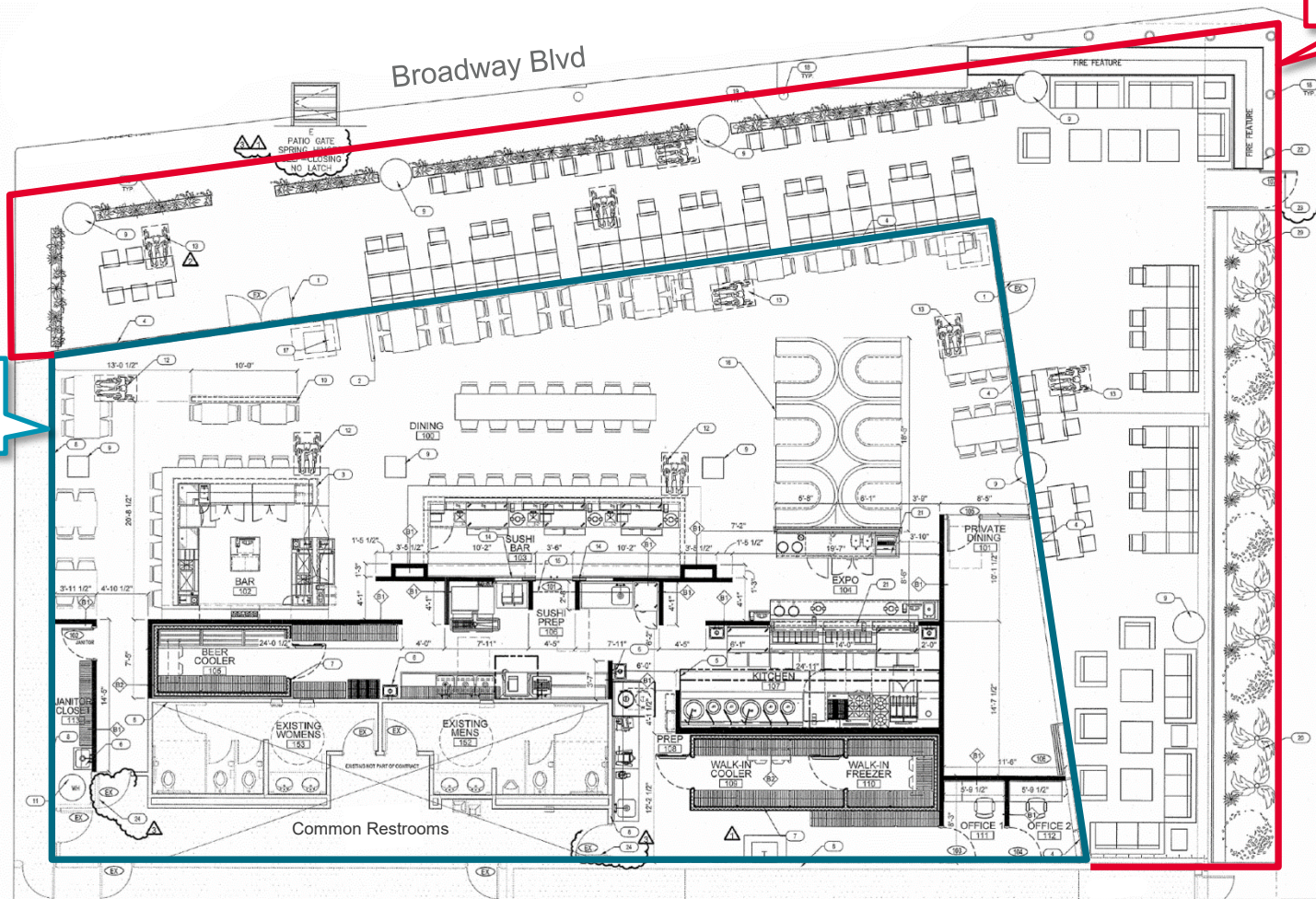
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FLOOR PLAN - ±7,646 SF

Patio  
±2,543 SF

Interior  
±4,242 SF



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# DOWNTOWN TUCSON

Experience the rich culture, dynamic growth, and vibrant energy of downtown Tucson. This bustling urban center hosts an impressive array of yearly events, drawing in more than one million unique visitors annually.

Congress Street, revitalized through the Rio Nuevo project's \$4.4 million investment, proudly stands as one of the most successful urban environments in the United States. Congress Street's entertainment scene has flourished, becoming a thriving social hub for people of all ages. Accessible via the 3.9-mile Sun Link Streetcar route, which offers public transportation throughout the Congress Street, downtown Tucson is seamlessly connected to four other unique districts: Mercado San Agustin, Historic 4th Avenue, Main Gate Square, and the University of Arizona. The Sun Link transportation system plays a crucial role, attracting more than 2,000 individuals daily.

One of downtown Tucson's iconic landmarks is the 100-year-old Rialto Theater, which showcases an astounding 150 shows each year. The Rialto Theatre has become a Top 100 Major Club Venue worldwide, according to Pollstar, and was recently named #84 in The 100 Greatest American Music Venues by Consequence of Sound. Following its restoration as part of the Rio Nuevo project, the theater now exudes the same vibrance that has permeated throughout downtown Tucson. The Arizona Theatre Company provides invaluable support to the community, generating \$1.6 million in ticket sales alone. With approximately 45,000 attendees, the city continues to captivate theatre enthusiasts. In addition, Tucson is home to the world-renowned Gem & Mineral Show, the largest and oldest event of its kind worldwide. This spectacular exhibition injects a remarkable \$13 million into Tucson's economy and draws in 65,000 visitors per year, half of which are tourists. Compounding on the success of the Fox Theater restoration, an additional \$21 million expansion is now underway. This expansion will make the Fox Theater complex one of the most popular entertainment and meeting venues in Southern Arizona.

Tucson has earned the prestigious title of "City of Gastronomy" bestowed by UNESCO, in recognition of its thriving and innovative culinary scene. In 2022, restaurant and bar sales soared to an impressive \$20.8 billion, while the entertainment industry generated \$1.99 billion in revenue. Embrace the culture and vibrant energy of downtown Tucson, a vital hub offering exciting nightlife, world-renowned cuisine, annual events, and captivating theater shows that draw people from around the globe.



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