

130 E CONGRESS ST

TUCSON, AZ 85701



For Lease | Iconic Historical Building, The Chicago Store

WE ARE
THE CENTER
OF RETAIL



Natalie Furrier / nfurrier@picor.com / +1 520 955 7663
PICOR.COM

130 E CONGRESS ST

TUCSON, AZ 85701

RETAIL SPACE

7,483 SF (Divisible)
2,562 SF Basement

LEASE RATE

Contact Agent

NNN CHARGES

\$4.28/SF

ZONING

C-1

NEIGHBORING TENANTS

UPS, Supercuts, Chase Bank, Batch, The Monica, HUB Restaurant, Hotel Congress, Charro Steak & Del Rey, Rialto Theatre, & More

COMMENTS

- In the heart of downtown Tucson
- High visibility on Congress Street
- National coffee company coming soon to ground floor!
- On the Sun Link street-car route, Arizona's only urban rail system
- Traffic counts on Congress St: 15,278 VPD (2022)

NEIGHBORHOOD DEMOGRAPHICS



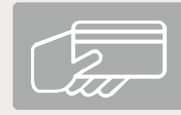
POPULATION



AVERAGE HOUSEHOLD INCOME



DAYTIME POPULATION



TOTAL RETAIL EXPENDITURE

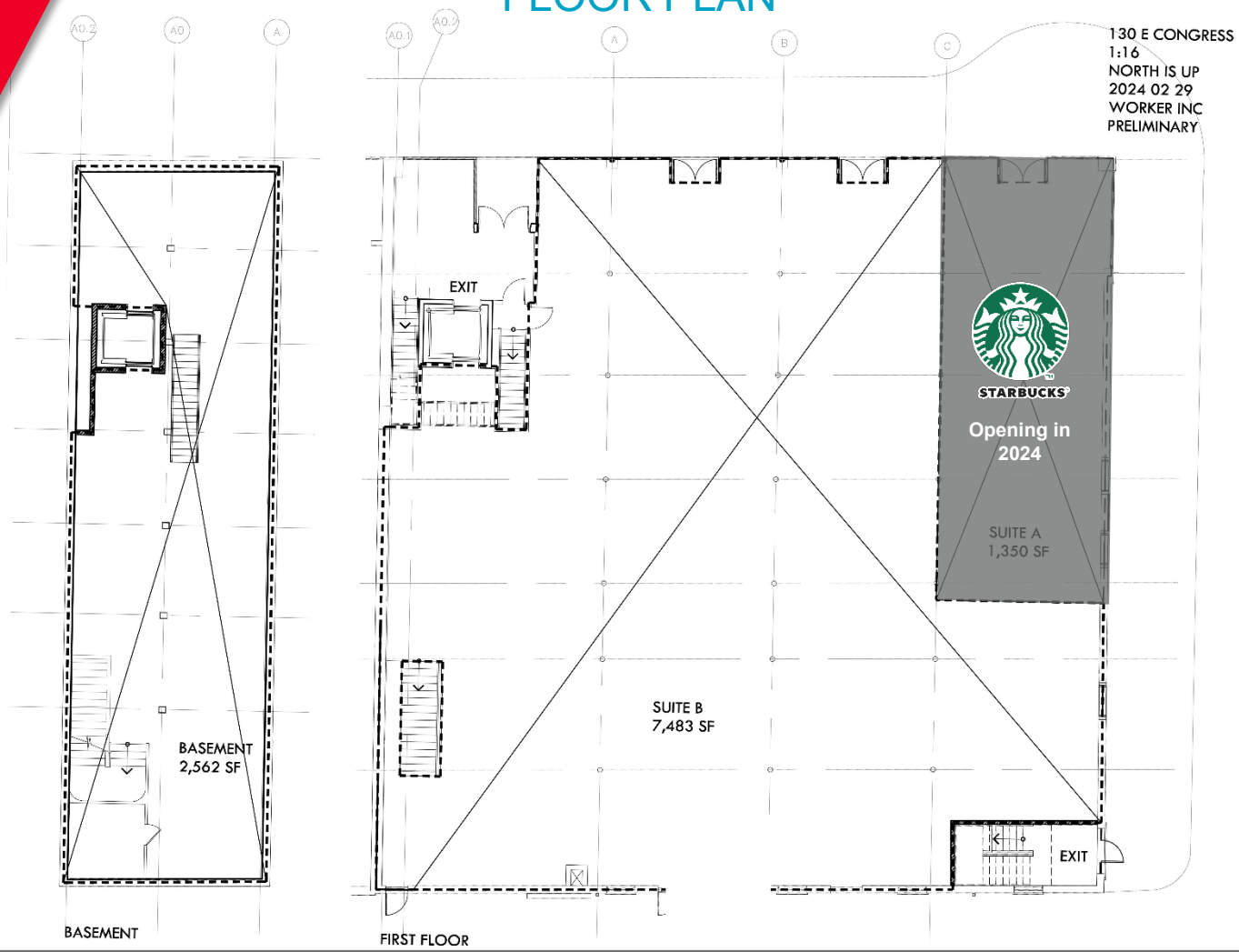
1 Mile	15,437	\$63,169	25,705	\$174.77 M
3 Miles	110,567	\$65,902	68,790	\$1.12 B
5 Miles	285,905	\$68,636	147,766	\$3.07 B



130 E CONGRESS ST

TUCSON, AZ 85701

FLOOR PLAN



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. Since 2008, Downtown Tucson has experienced more than \$1.2 billion in public and private investments, with an additional half billion dollars being invested in current and proposed projects.

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. Accessible via the 3.9-mile Sun Link Streetcar route, which offers public transportation throughout 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.

Downtown is the cultural center for Tucson, with seven museums, six theaters, and a thriving art and music scene. With its rich historical significance and prime location, this property offers businesses an opportunity to become an integral part of the city's narrative. Its strategic positioning ensures high foot traffic, drawing in locals and tourists alike to explore the diverse array of shops, restaurants, and attractions that define the downtown experience.





Natalie Furrier / nfurrier@picor.com / +1 520 955 7663

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
 3/1/2024
 Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.