

ICONIC HISTORICAL BUILDING, THE CHICAGO STORE

130 E Congress St | Tucson, AZ 85701

CUSHMAN &
WAKEFIELD

PICOR

FOR LEASE



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PROPERTY DETAILS

Available	7,483 SF (Divisible) 2,562 SF Basement
Lease Rate	Contact Agent
Estimated NNN Charges	\$5.50/SF
Zoning	C-1

NEIGHBORING TENANTS

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

HIGHLIGHTS

- 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

Congress St	29,473 VPD (2022)
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DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	14,489	\$65,046	25,705
3 Miles	105,120	\$71,066	68,790
5 Miles	278,822	\$73,978	147,766

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5/23/2024

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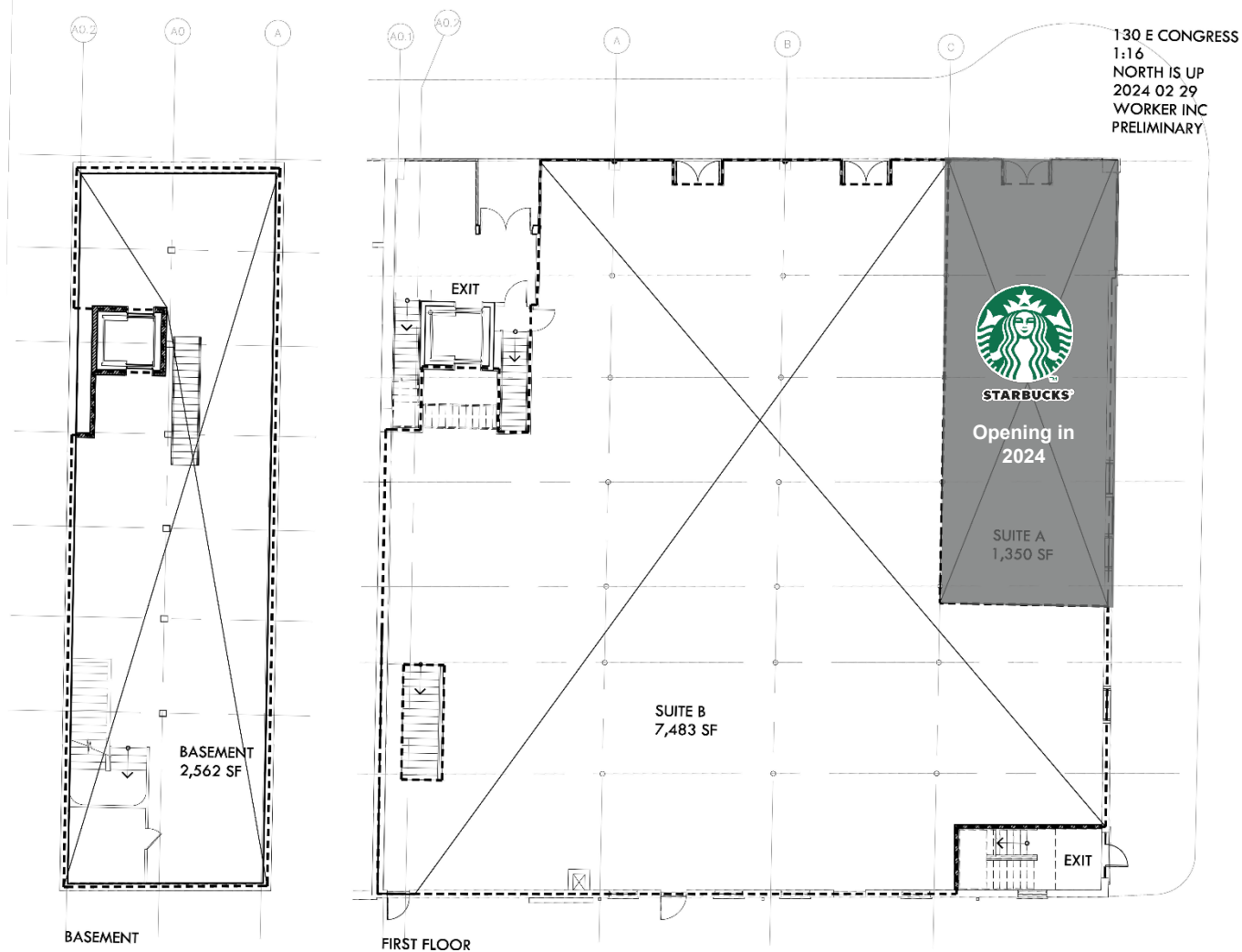
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SITE PLAN



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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. 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.



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