

FORMER RESTAURANT & GALLERY FOR LEASE

Downtown Tucson
135 S. 6th Avenue, Tucson, AZ 85701

Rio Nuevo grants available
for qualified tenants



Exclusively represented by

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FEATURES

AVAILABLE - RESTAURANT	±3,512 SF* (per owner)
AVAILABLE - FORMER GALLERY	±10,727 SF* (per owner)
LEASE RATE	Contact Agent

HIGHLIGHTS

- Rio Nuevo Grant may be available for qualified tenants
- Excellent location in the heart of downtown
- Across the street from TEP corporate headquarters
- Restaurant highlights:
- Large exterior patio
- Fully built out kitchen and bar
- 2nd Floor highlights:
- Large, open space
- Perfect for gallery or events

DEMOGRAPHICS (2024 Estimates)	1-MILE	3-MILES	5-MILES
Population	15,498	109,399	284,667
Avg Household Income	\$70,645	\$71,352	\$71,448
Total Employees	24,123	68,918	147,175

SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2024

TRAFFIC COUNTS

S. 6TH AVENUE	6,695 AADT (2023)
BROADWAY BLVD	25,737 AADT (2023)

SOURCE: Pima Association of Governments



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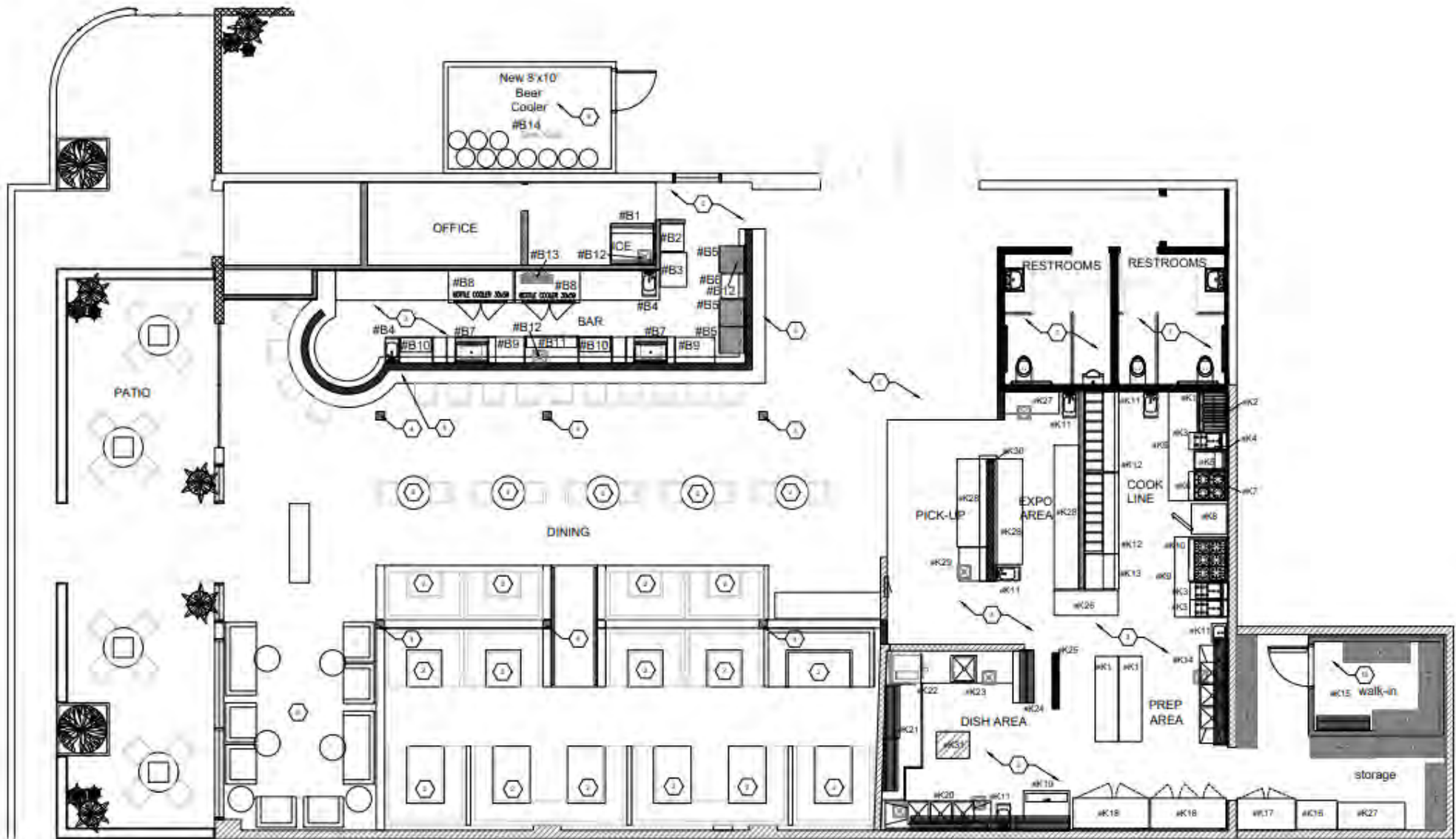
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CONCEPT PLAN



FLOOR PLAN



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