

44 E Broadway Blvd

Between Stone Ave & Scott Ave | Tucson, AZ 85701

PRIME DOWNTOWN STREET LEVEL SPACE



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44 E Broadway Blvd
Tucson, AZ

Property Highlights

- Flexible Space Configuration with Scalability Potential.
- Rare Dedicated On-Site Parking.
- Situated Along the Sun Link Streetcar Route.
- Within the Rio Nuevo Tax Incentive Financial District.
- Prime Broadway Frontage with Excellent Visibility.
- Ground Floor Space in a Prominent 4-Story, Mixed-Use Building on the Corner Opposite of the Future 125 Key Obie Hotel.



Up to $\pm 10,195$ SF

AVAILABLE

Contact Agents

LEASE RATE



Demographics

Source: ESRI, 2025 Estimates

	1-Mile	3-Mile	5-Mile
Population	15,612	107,094	278,182
Daytime Population	36,136	159,157	336,190
Avg. Household Income	\$74,656	\$70,145	\$70,239

Traffic Counts

Source: PAG & ADOT



66,892 AADT

DOWNTOWN TUCSON 2025



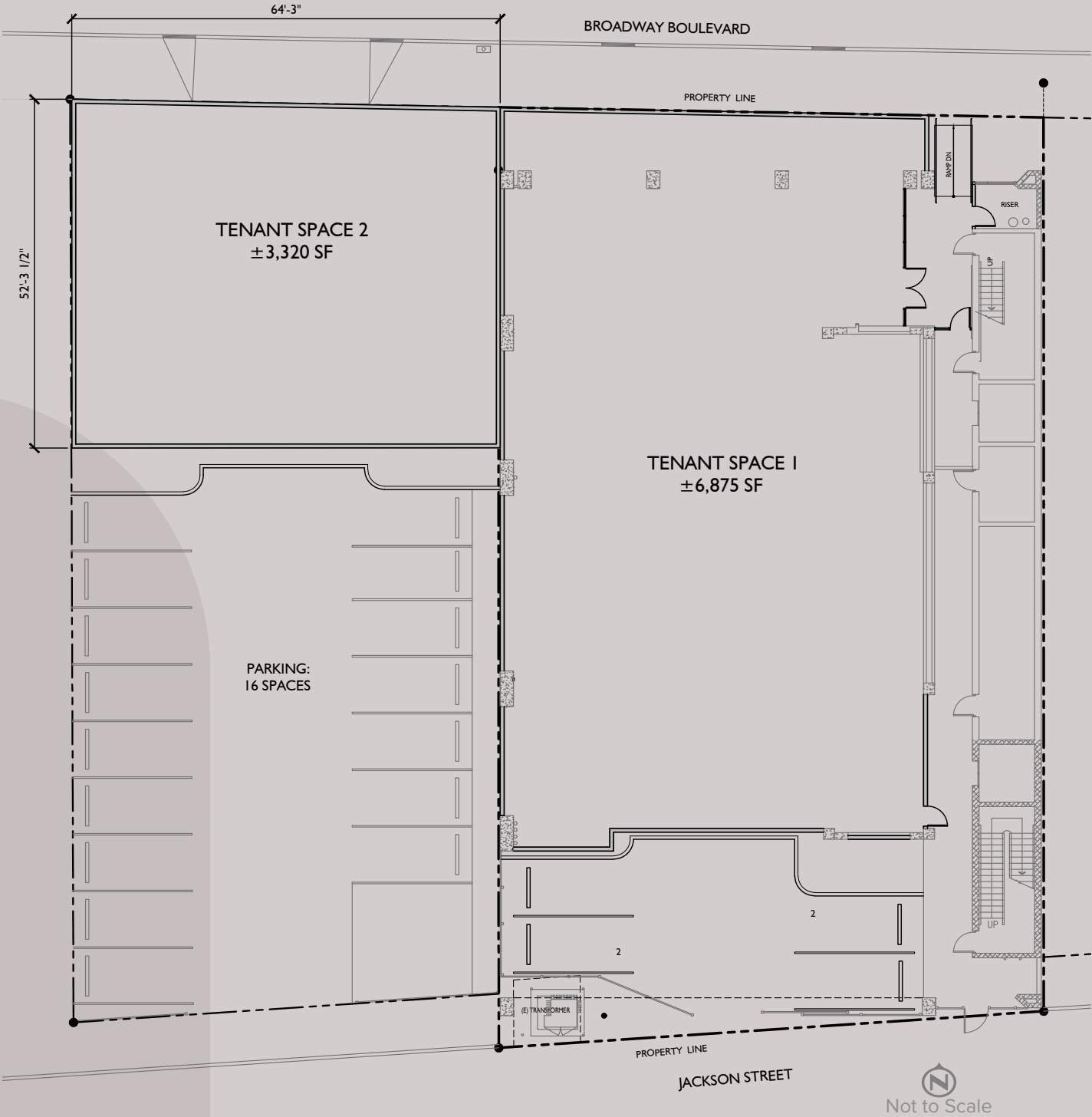
167,199 AADT

INTERSTATE 10 2024

Floor Plan

Conceptual Ground Floor

THIS IS A SCHEMATIC ONLY FLOOR PLAN AND SUBJECT TO MUNICIPALITY APPROVALS.



Map- Downtown Tucson

CBRE



★ - Subject 44 E Broadway
 — LINK
 P - Parking Garage/Lot
 - Historic Fourth Ave District

Major Employers



Downtown By the Numbers

8

THEATER &
PERFORMANCE
VENUES

1,450

TOTAL EVENTS
ANNUALLY

>200K

TOTAL
ATTENDEES
ANNUALLY



Linda Ronstadt MUSIC HALL LEO RICH THEATER



- **Linda Ronstadt** - home to Tucson Symphony Orchestra & Arizona Opera
- **Fox Theatre**- ±100K annual attendees and nearly 20K kids for Kids in the Theatre program
- **Rialto Theatre & 191 Toole** - 100K+ annual attendees & 300+ shows
- *Coming Soon:* **Teatro Carmen** and **Fox Theatre** expansion

23

MUSEUMS &
GALLERIES



76

FOOD & DRINK
ESTABLISHMENT

BASQUERIA
PINTXOS AND SANGRIA BAR

CHARRO STEAK & del Rey

EMERALD 29

Miss Saigon
Vietnamese Cuisine

Obon
Sushi Bar Ramen

BATA



penca **reilly.**

700+

HOTEL ROOMS

THE LEO KENT
EST. 2023 • TUCSON, AZ



- *Coming Soon:*
- **Hyatt Regency** (290 keys, 200 employees) opening 10/2027
- **Moxy** (134 keys)
- **Obie Companies** (125 keys)

1,072

APARTMENT UNITS



- Average downtown apartment rental rate is **\$1,350/Month** (2 bedroom)
- *Coming Soon:* **The Bautista 256** (in Mercado District)



1.4M

ANNUAL VISITORS

- >50 major events
- Tucson Gem and Mineral Show - world's largest, with ±65K visitors annually.
- Hosts Tucson Roadrunners, Sugar Skulls, D1 UA Wildcats Club Hockey & more



36

HOME
GAMES

4K

ATTENDEES
PER GAME



The Neighborhood



CBRE

Now Open & Coming Soon



SunLink Streetcar

3.9 MILE ROUTE 4,500 AVG. WEEKDAY RIDERS

- Connecting University of Arizona, Historic Fourth Avenue district, Downtown, and Mercado San Agustin District/ MSA Annex
- **1,535,900** riders annually
- **100K** people live & work within 0.5 mile radius of the route

Source: www.suntran.com/routes-services/sunlink/



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