

One North Fifth

245 E Congress | Tucson, AZ 85701

PRIME DOWNTOWN RETAIL SPACE AVAILABLE



Shannon Murphy

First Vice President

+1 520 323 5109

shannon.murphy2@cbre.com

Kaitlyn Millerd

Associate

+1 520 400 0375

kaitlyn.millerd@cbre.com

Property Highlights

- Excellent hard corner location on the BEST block in downtown!
- Across from The Rialto, Hotel Congress and The Playground + Hub in the heart of all the action.
- Mixed use project with 96 apartment units and built in customers.
- Situated along The Sun Link Streetcar route.
- Located within the Rio Nuevo tax incentive financial district.

One North Fifth
245 E Congress St | Tucson, AZ

±750 SF

SUITE 159

±1,496 SF

SUITE 171

Contact Agent

LEASE RATE

\$3.66/SF

ESTIMATED NNN

Traffic Counts

Source: PAG & ADOT

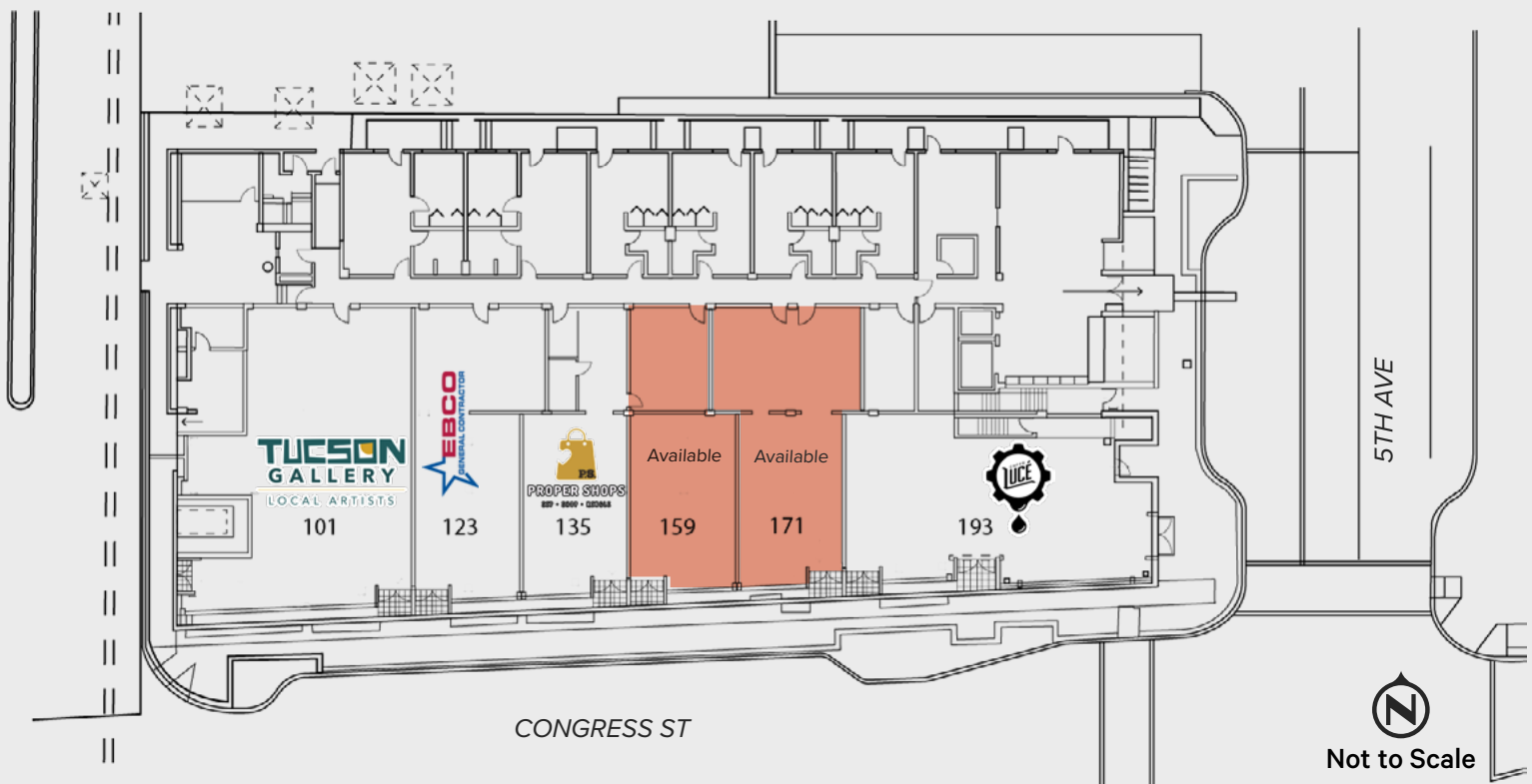
 **66,892 AADT**
DOWNTOWN TUCSON 2025

 **167,199 AADT**
INTERSTATE 10 2024

Demographics

Source: ESRI, 2025 Estimates

	1-Mile	3-Mile	5-Mile
Population	16,579	108,663	281,788
Daytime Population	36,134	161,721	342,794
Avg. Household Income	\$74,911	\$70,117	\$70,670

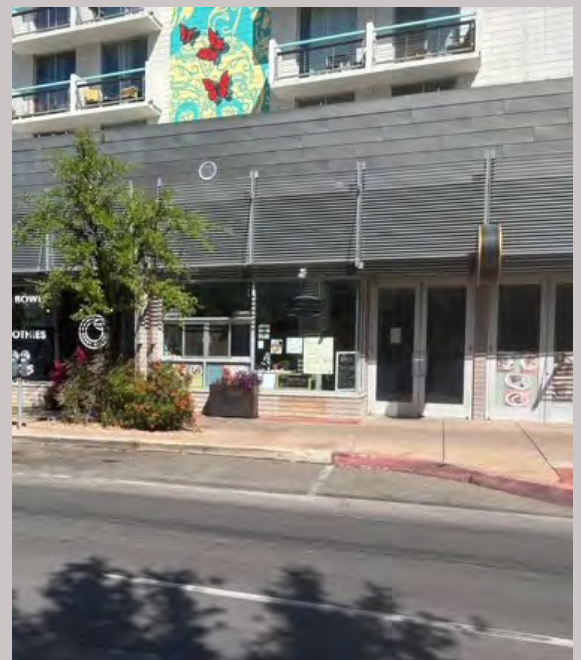
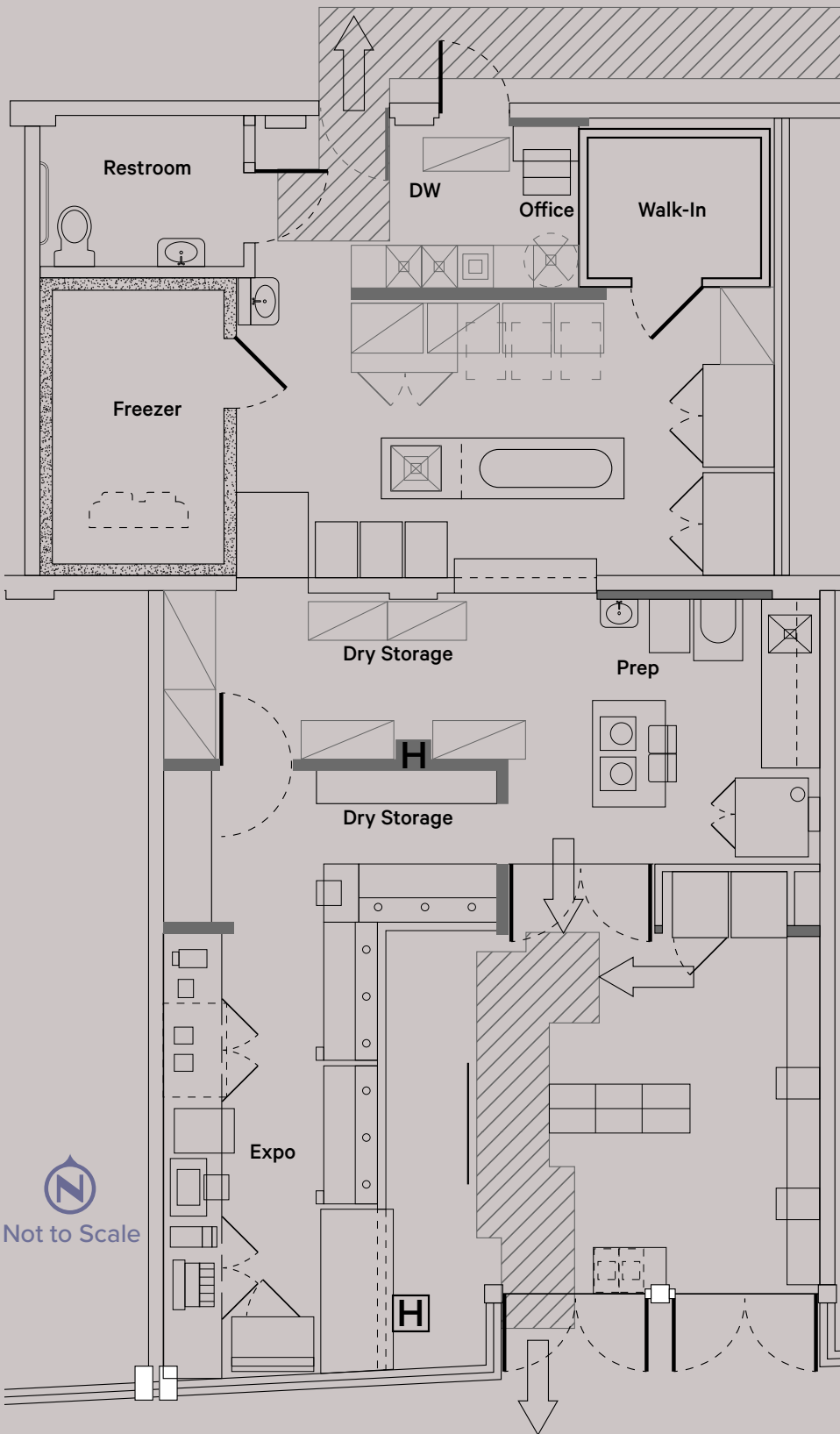


Floor Plan

CBRE

±1,496 SF

SUITE 171



One North Fifth | 245 E Congress St | Tucson, AZ

Map- Downtown Tucson

CBRE



★ - Subject One North Fifth
 LINK - LINK Light Rail
 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



700+

HOTEL ROOMS



- **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 4K

HOME GAMES

ATTENDEES PER GAME



The Neighborhood



CBRE

Now Open & Coming Soon



ursa



SunLink Streetcar

3.9 4,500

MILE ROUTE

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/



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.