

151 E Broadway Blvd

NWC Broadway Blvd & 5th Ave | Tucson, AZ 85701

PRIME DOWNTOWN RETAIL SPACE



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

151 E Broadway Blvd
Tucson, AZ

- Prominent corner location on the BEST block in downtown Tucson within the AC Marriott!
- Adjacent to the Hub Restaurant + Playground Rooftop, across from Charro Steak and nearby The Rialto and Hotel Congress, in the heart of all the action
- Convenient parking.
- Situated along The Sun Link Streetcar route.
- Open space with tall ceilings and expansive glass-line.
- Located within the Rio Nuevo tax incentive financial district.

±2,903 SF

AVAILABLE

\$30.00 PSF

LEASE RATE

NNN

LEASE TYPE

Traffic Counts

Source: PAG & ADOT



66,892 AADT

DOWNTOWN TUCSON 2025



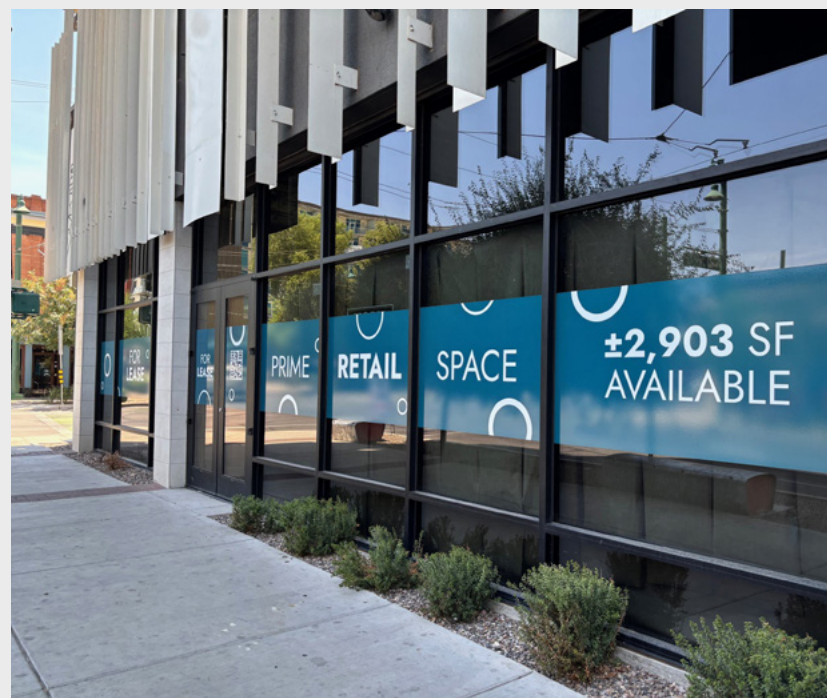
167,199 AADT

INTERSTATE 10 2024

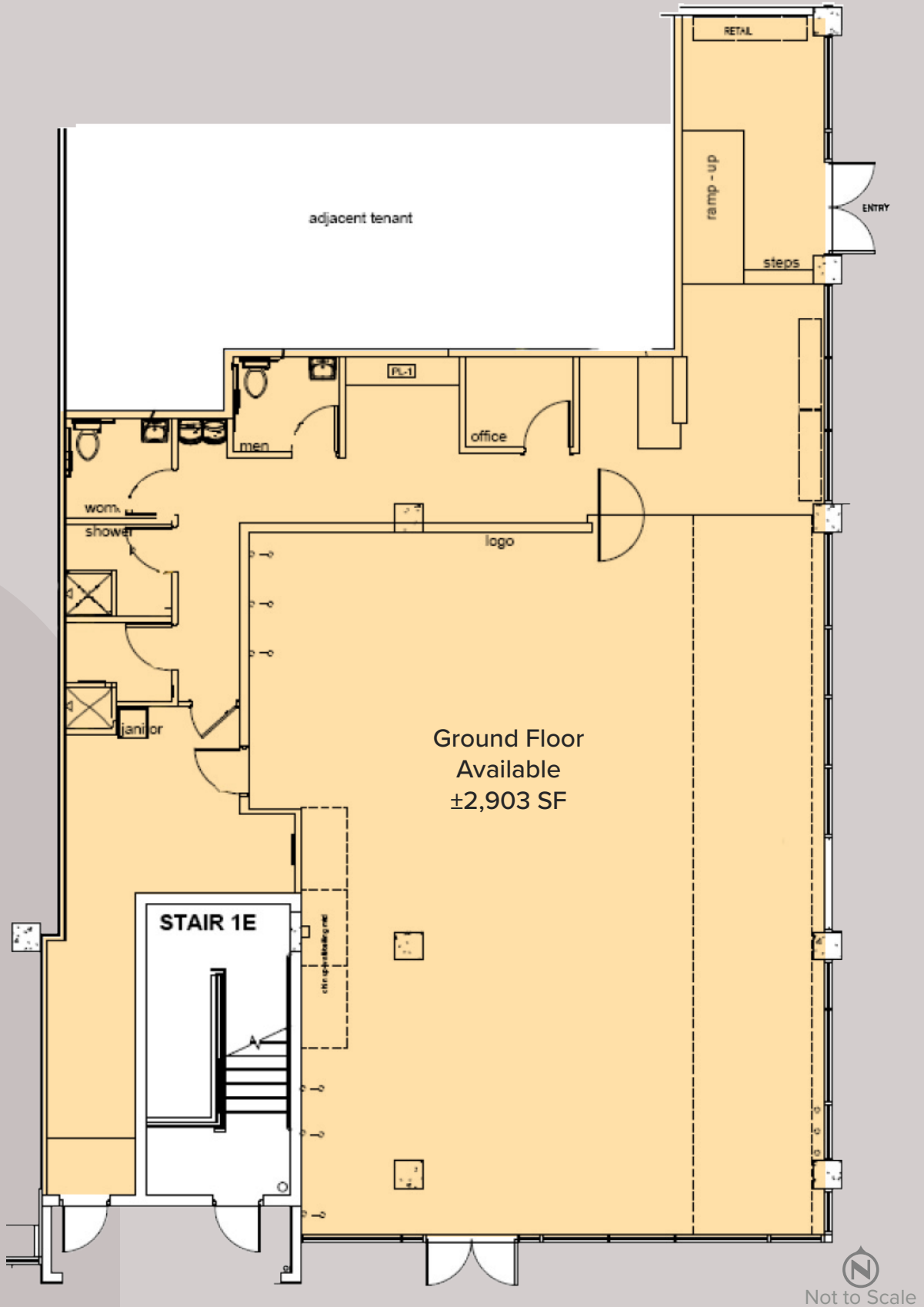
Demographics

Source: ESRI, 2025 Estimates

	1-Mile	3-Mile	5-Mile
Population	16,324	108,327	280,661
Daytime Population	37,326	165,298	343,080
Avg. Household Income	\$71,562	\$67,368	\$67,673



Floor Plan



Map- Downtown Tucson

CBRE



 - Subject 151 E Broadway
 
 - 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

HOME
GAMES

4K

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/



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