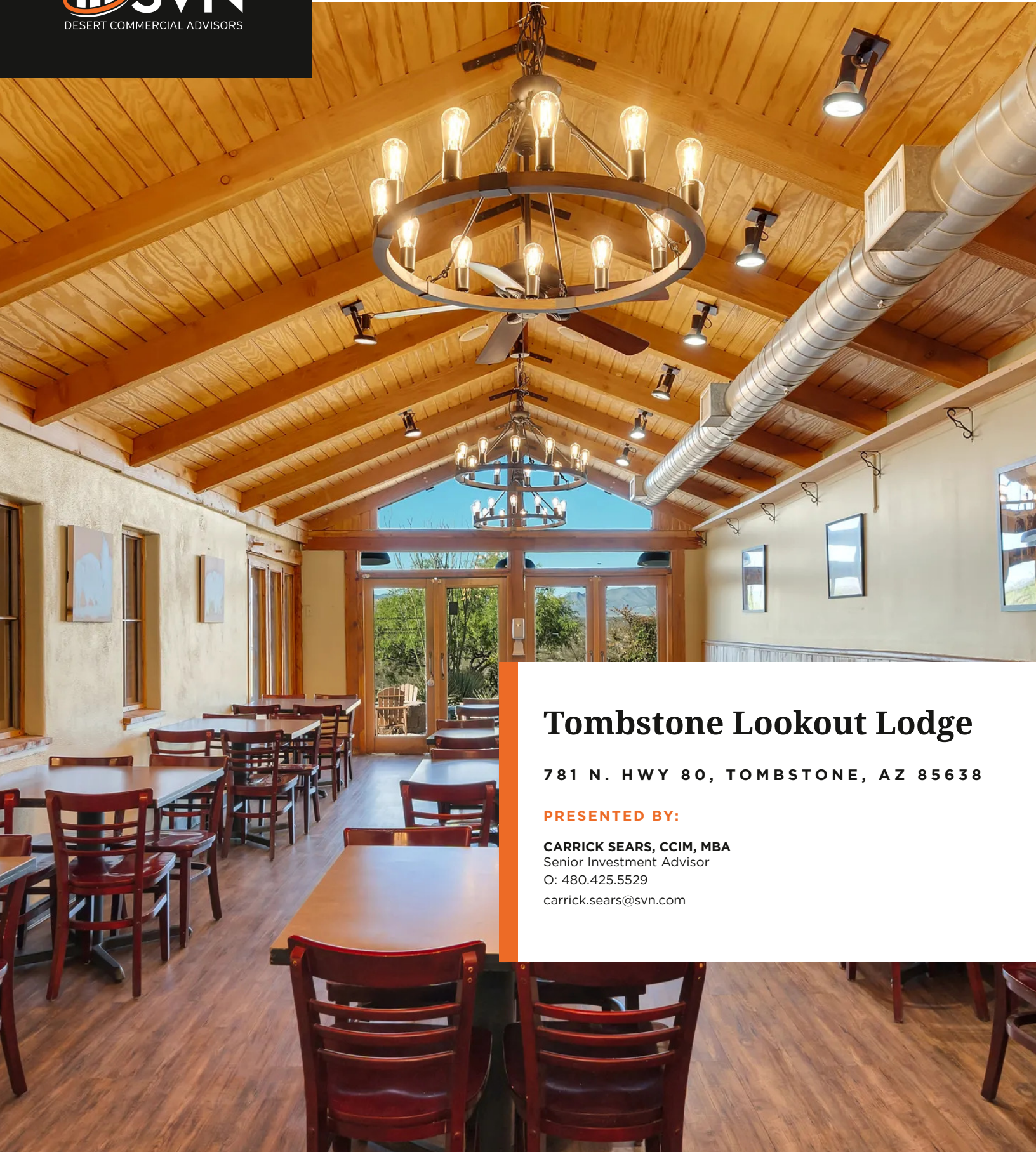




Restaurant For Lease



Tombstone Lookout Lodge

781 N. HWY 80, TOMBSTONE, AZ 85638

PRESENTED BY:

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

Rare opportunity to lease a fully equipped restaurant and bar space within the newly remodeled Tombstone Lookout Lodge, a Best Western SureStay Collection® hotel. This exceptional opportunity is ideal for an owner-operator or established restaurant group looking to create a destination dining experience while benefiting from a built-in customer base of hotel guests and the thousands of visitors who travel to Historic Tombstone each year.

Designed for breakfast, lunch, dinner, and bar service, the restaurant offers outstanding visibility along Historic Highway 80 with convenient access, ample parking, and excellent exposure to both locals and tourists. Located just minutes from Tombstone's world-famous Allen Street, the property enjoys consistent year-round tourism and is positioned to become a favorite dining destination for visitors exploring Southern Arizona.

The space features an existing restaurant and bar layout, an existing liquor license available, and the flexibility to bring your own unique restaurant concept to life. Whether you envision a steakhouse, Western saloon, upscale café, barbecue restaurant, family dining establishment, brewery, or Southwestern-inspired cuisine, this location provides the ideal foundation to launch or expand your business.

As part of the Best Western SureStay Collection®, the property benefits from national brand recognition, an established reservation network, and a steady flow of overnight guests, creating a valuable built-in customer base from day one. Combined with Tombstone's thriving tourism industry and the property's prime location, this is a rare opportunity to establish the area's premier restaurant and bar while growing alongside one of the city's most exciting hospitality destinations.



PROPERTY DETAILS & HIGHLIGHTS

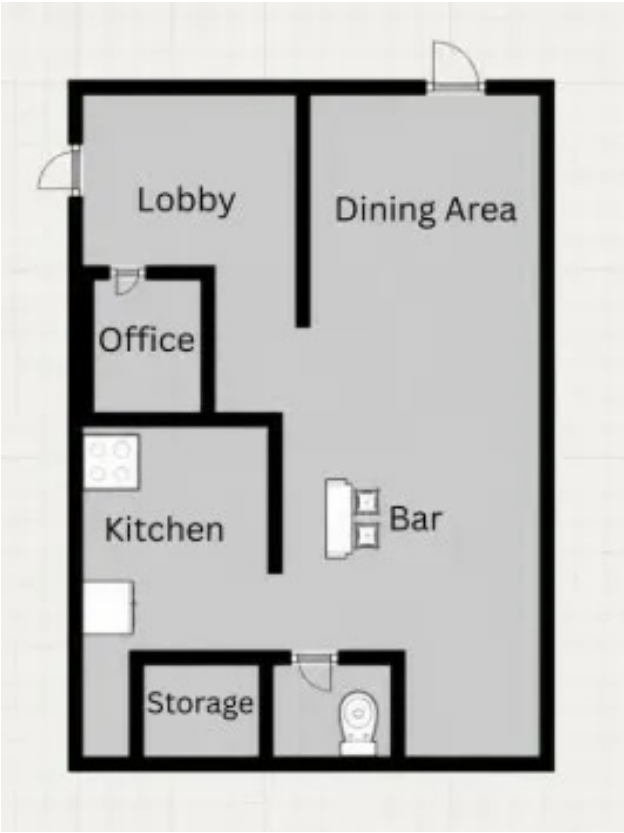
BUILDING NAME	Tombstone Lookout Lodge
PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Restaurant
BUILDING SIZE	40 Rooms

The restaurant is located within the Tombstone Lookout Lodge, a newly remodeled Best Western SureStay Collection® hotel, situated on approximately 2.10 acres with outstanding frontage along Historic Highway 80. The property offers excellent visibility, convenient access, ample on-site parking, and a built-in customer base from hotel guests. The restaurant space features an existing dining area, bar, and commercial kitchen layout, making it well suited for breakfast, lunch, dinner, and beverage service. Positioned just minutes from Historic Allen Street and Tombstone's premier attractions, the location benefits from year-round tourism and strong exposure to both local residents and visitors. This unique opportunity combines the advantages of a nationally recognized hotel brand with the flexibility for a restaurant operator to establish a successful, stand-alone dining destination.

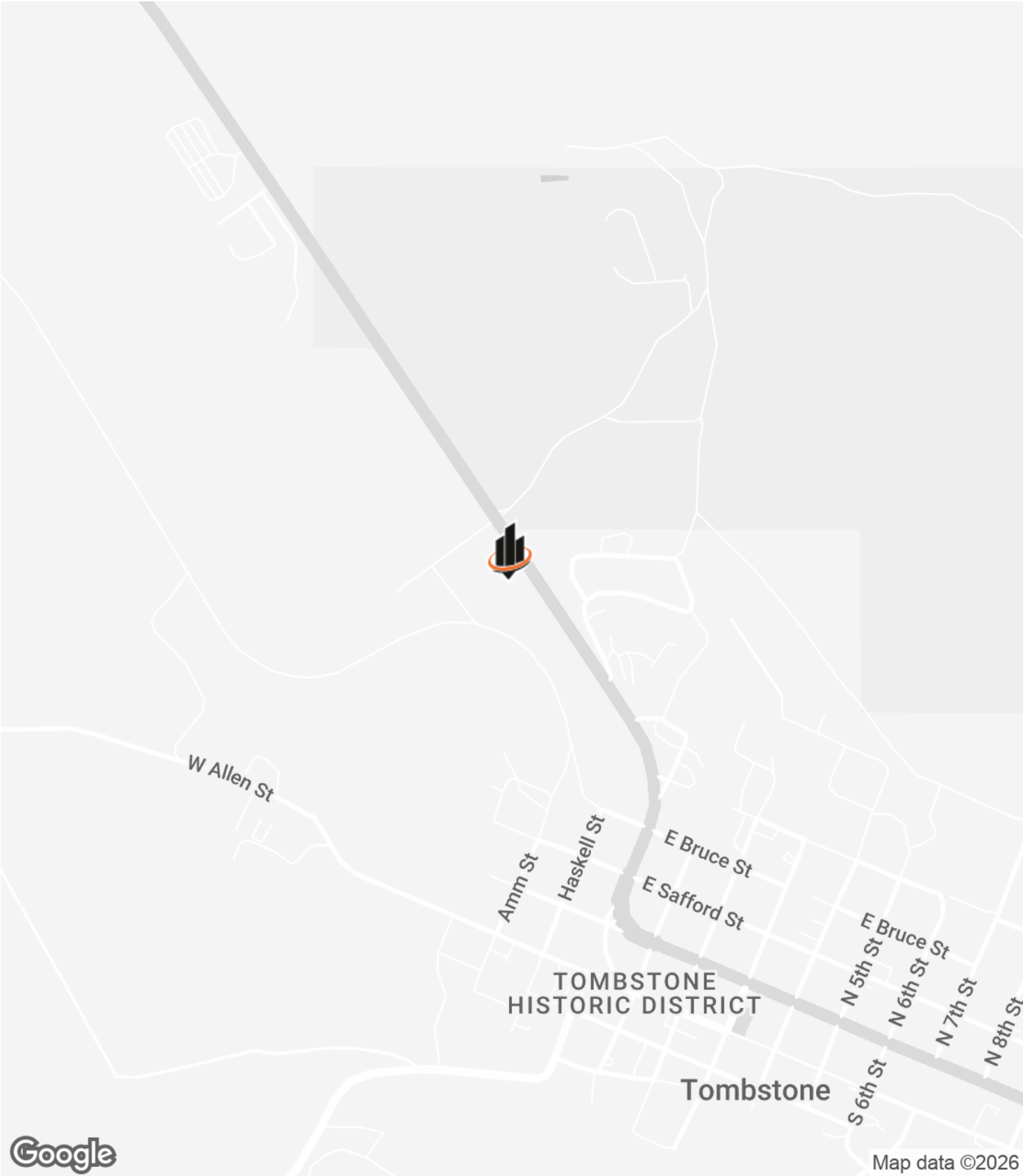


- Restaurant space available for lease
- Located within a newly remodeled hotel
- Opportunity to serve hotel guests and the general public
- Breakfast, lunch, and dinner potential
- High-traffic tourist destination with year-round visitors
- Excellent opportunity for an owner-operator
- Flexible lease terms available
- Lease rate starting at \$1,000/month

ADDITIONAL PHOTOS

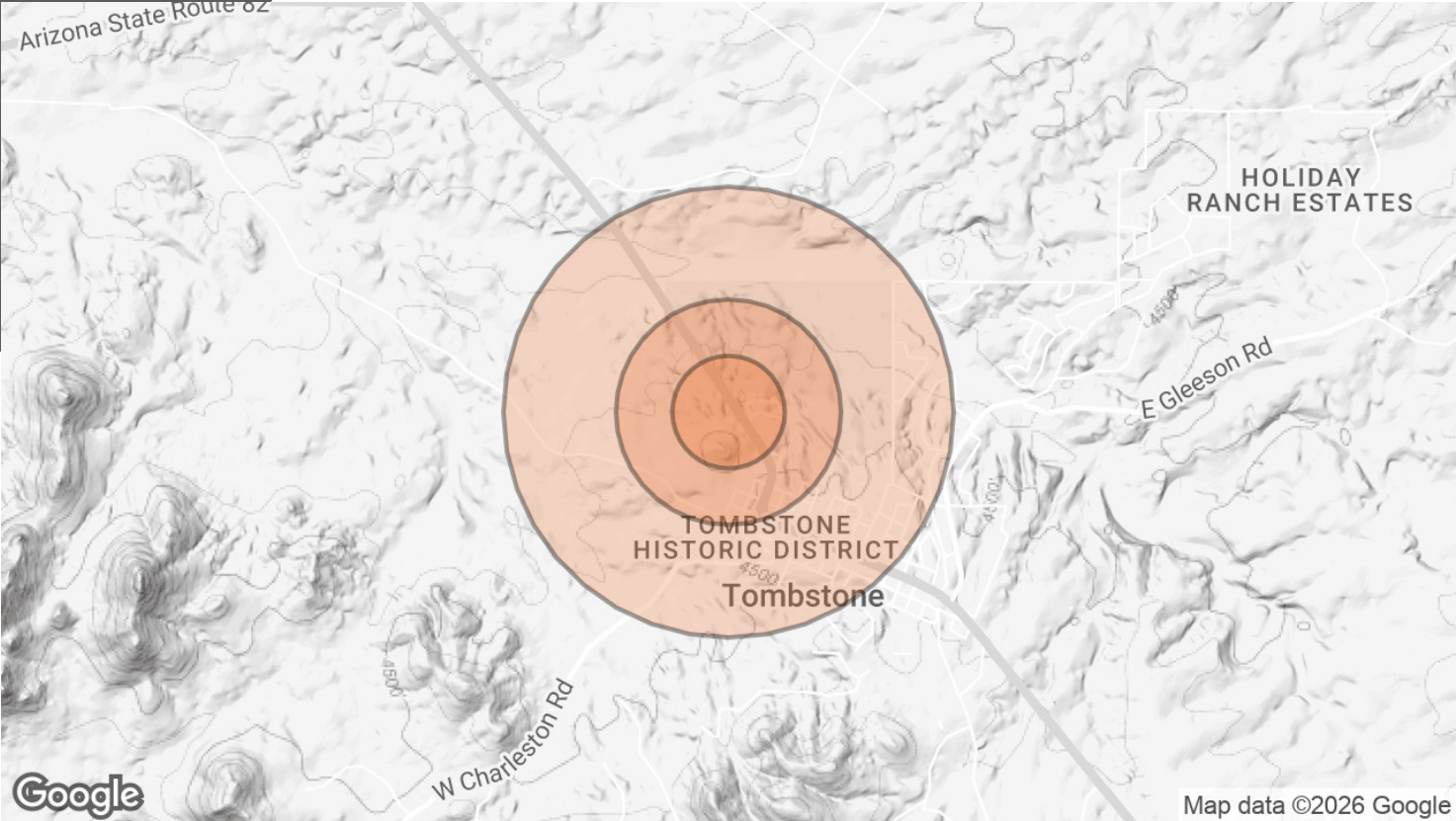


LOCATION MAP





DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	6	31	111
AVERAGE AGE	67.8	57.8	57.2
AVERAGE AGE (MALE)	75.5	64.5	63.7
AVERAGE AGE (FEMALE)	58.3	49.7	49.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	3	16	58
# OF PERSONS PER HH	2	1.9	1.9
AVERAGE HH INCOME	\$78,770	\$65,029	\$63,630
AVERAGE HOUSE VALUE	\$201,162	\$176,591	\$157,212

2023 American Community Survey (ACS)



Collective Strength, Accelerated Growth

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