

# Agave 350

350 E Congress | Tucson, AZ 85701

**PRIME DOWNTOWN FLEX SPACE AVAILABLE**



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# Property Highlights

Agave 350  
350 E Congress St | Tucson, AZ

- Prime location with high visibility at Downtown's east gateway on the ground floor of Agave 350.
- Direct access to Sun Link Streetcar, connecting Downtown, MSA Annex, 4th Avenue and the University of Arizona.
- 1,535,900 riders on the Sun Link in 2025, or an average of 4,500 riders per weekday.
- Adjacent to The Rialto Theatre, drawing 330,000+ patrons annually, boosting foot traffic.
- Walkable to 80+ restaurants, bars, and entertainment.
- Luxury space with modern finishes and abundant natural light.

±1,200 SF

GROUND FLOOR AVAILABLE

\$20.00 PSF

LEASE RATE

Full Service

LEASE TYPE

## Traffic Counts

Source: PAG & ADOT



17,832 VPD

BROADWAY BLVD - 2025



17,346 VPD

CONGRESS ST - 2024

## Demographics

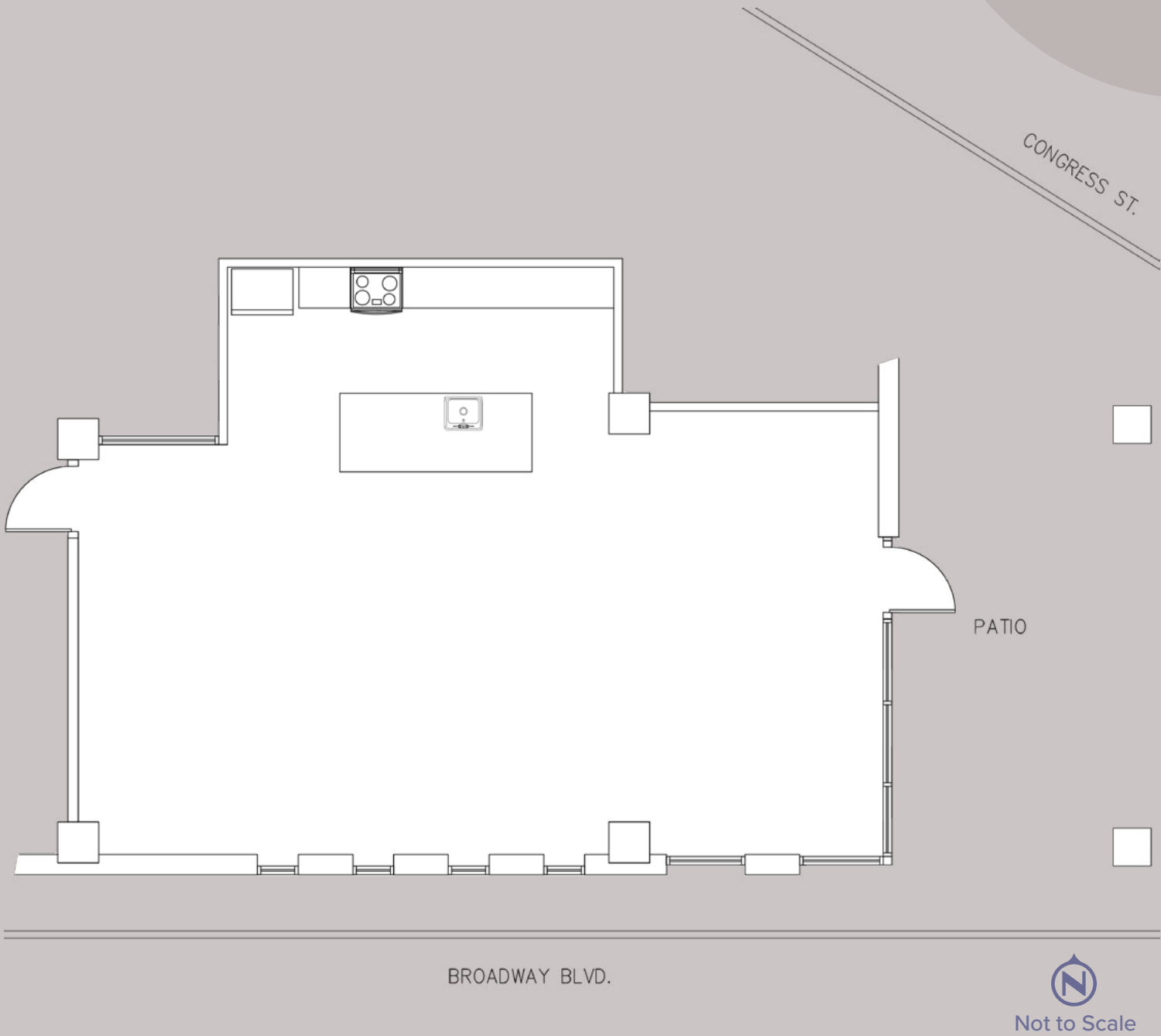
Source: ESRI, 2025 Estimates

|                       | 1-Mile   | 3-Mile   | 5-Mile   |
|-----------------------|----------|----------|----------|
| Population            | 16,611   | 108,663  | 281,788  |
| Daytime Population    | 37,364   | 161,721  | 342,794  |
| Avg. Household Income | \$74,354 | \$70,117 | \$70,670 |



# Site Plan

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# Map- Downtown Tucson

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★ - Subject 350 E Congress    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



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/](http://www.suntran.com/routes-services/sunlink/)



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