



CITY PARK

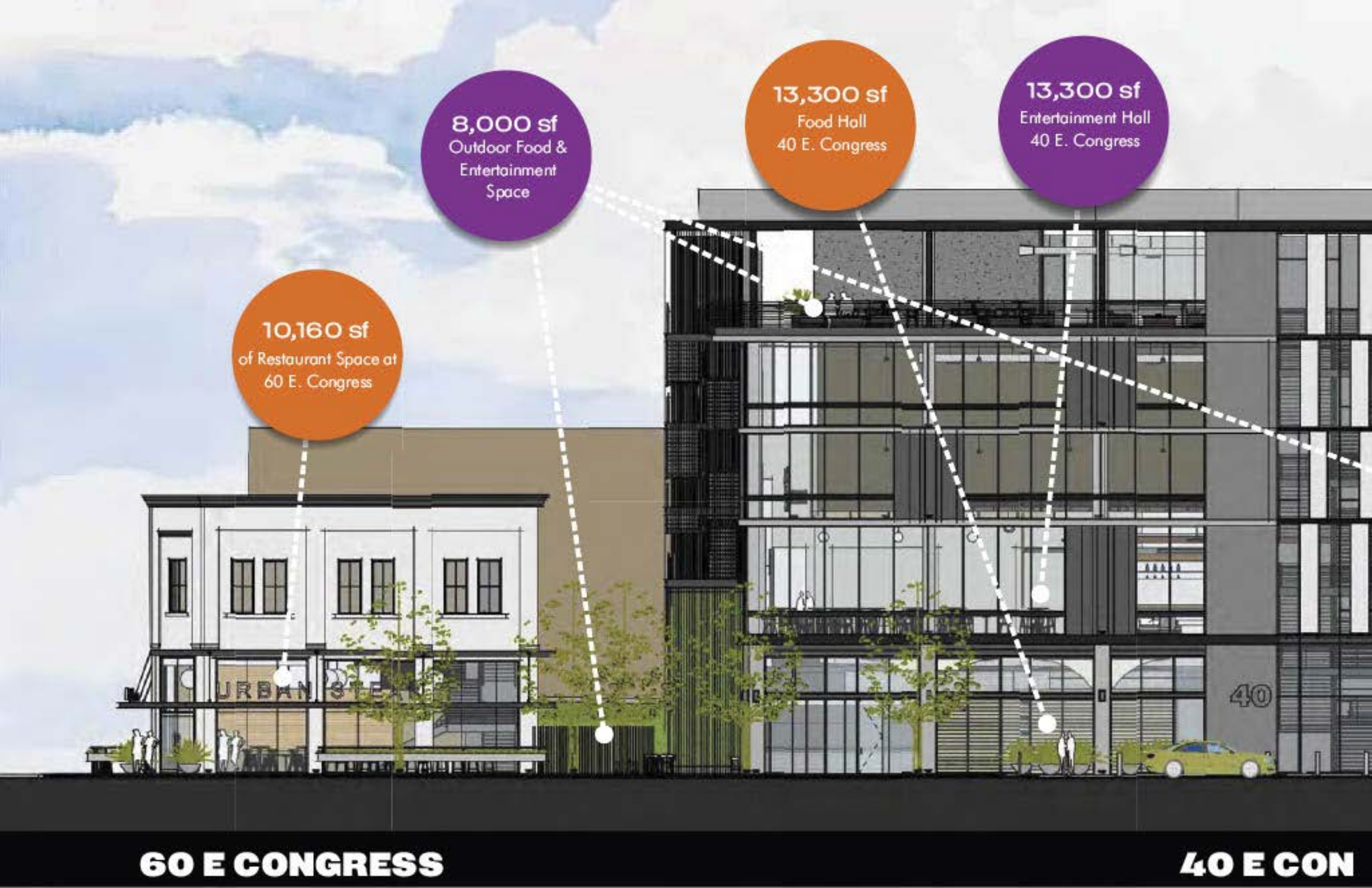
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Work.

Dine.

Play.

CITY PARK



10,160 sf
of Restaurant Space at
60 E. Congress

8,000 sf
Outdoor Food &
Entertainment
Space

13,300 sf
Food Hall
40 E. Congress

13,300 sf
Entertainment Hall
40 E. Congress

60 E CONGRESS

40 E CON

10,800 sf
Meeting / Event /
Entertainment
Venue

26,800 sf
Creative
Office Lofts at
40 E Congress

17,900 sf
Creative
Office Lofts at
20 E Congress

1,510 sf
of Restaurant &
Retail Space at
20 E Congress



At the center of downtown Tucson's new lifestyle destination.





What's City Park?

City Park is a mixed-use, transit oriented development consisting of Tucson's best dining, entertainment, office and retail space.



25,000± sf
Interior Food Hall,
Restaurant and
Retail Space

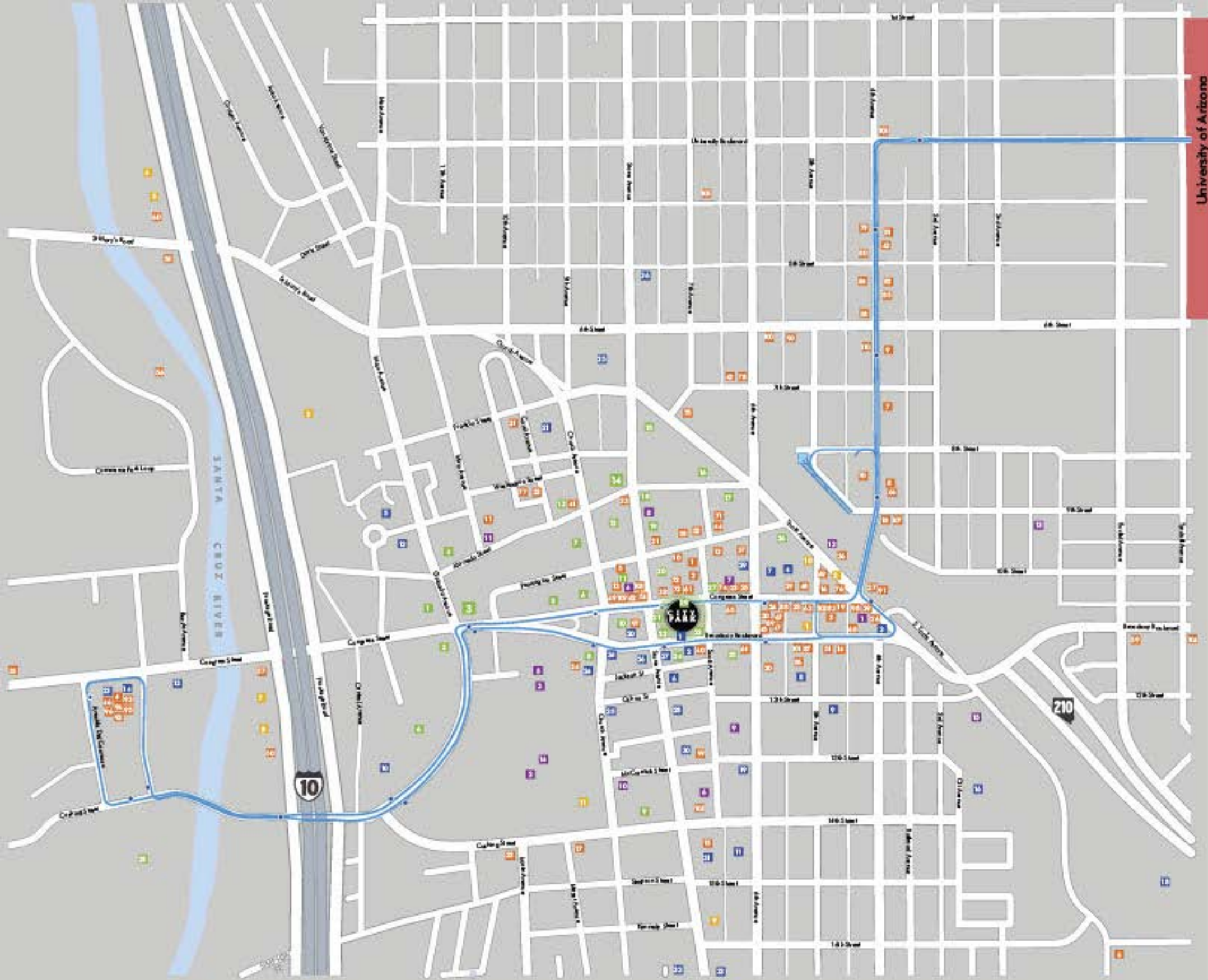


32,000± sf
Indoor & Outdoor
Entertainment &
Meeting Space



**Up to
44,500± sf**
Creative
Office Lofts





University of Arizona

LEGEND

- Streetcar Route
- Streetcar Stop
- Dining & Nightlife
- Cultural Venues, Performing Arts & Museums
- Hotel
- Office
- Residences

City Park - located in the heart of the City!

Dining & Nightlife

- 1 47 Scott
- 2 Alejandro's Café
- 3 Good Oak Bar
- 4 Agustin Kitchen
- 5 Baggins Gourmet Sandwiches
- 6 Barrio Brewing
- 7 Bison Witches Bar & Deli
- 8 Emano's Craft Beer & Wine Bar
- 9 Caruso's Italian Restaurant
- 10 Café 54
- 11 Café a la Art
- 12 Café Pasa Casa
- 13 Caffé Milano
- 14 Canel Coffee Lab
- 15 Casa Vicente
- 16 Cup Café at Hotel Congress
- 17 Cushing Street Bar & Grill
- 18 Coronet
- 19 Diablo Burger
- 20 Downtown Kitchen & Cocktails
- 21 El Chorro Café
- 22 El Minuto Café
- 23 Elliot's on Congress
- 24 Elvira's Mexican Restaurant
- 25 Empire Pizza & Pub
- 26 Fired Pie
- 27 Hi Fi Kitchen & Cocktails
- 28 HJB Restaurant
- 29 HJB Ice Cream Factory
- 30 Johnny Gibson's Downtown Market
- 31 Sonoran Wings & Seafood
- 32 La Cocina Restaurant
- 33 The Little One
- 34 Little Sicily Pizza Restaurant
- 35 Las Olivas Pizzeria
- 36 Maynard's Market
- 37 Miss Saigon
- 38 Nook Restaurant
- 39 Oban Sushi
- 40 Penca
- 41 Pe Bird Bakery and Café
- 42 Ego Coffee / So. AZ Workspace
- 43 La India
- 44 Reilly Craft Pizza & Beer
- 45 Pueblo Vida Brewing
- 46 Seis Kitchen & Catering
- 47 Shot in the Dark Café
- 48 Sparkroot/Café Luca
- 49 Street Taco & Beer Co.
- 50 Terrace Café & Bar
- 51 Thunder Canyon Brewery
- 52 Urban Fresh Restaurant
- 53 Veg In A Box
- 54 Bruggers Bagels
- 55 Burger King
- 56 Dragon's View Chinese Restaurant
- 57 Carl's Jr.
- 58 Dairy Queen
- 59 Del Taco
- 60 Denny's
- 61 Jimmy Johns
- 62 Subway
- 63 Playground Bar & Lounge
- 64 MiAn Sushi & Asian Bistro
- 65 Batch Café & Bar
- 66 Isabella's Ice Cream
- 67 Highwire Lounge
- 68 R Bar
- 69 Tap Room
- 70 O'Malley's Bar & Grill
- 71 Tough Luck Club
- 72 Sence Thai Bistro
- 73 H2O Discotec
- 74 Zen Rock
- 75 Borderlands Brewing Company
- 76 Club Congress
- 77 Dusty Monk Pub
- 78 Top & Bottle
- 79 The B Line Restaurant
- 80 Maggie's Gourmet Pizza
- 81 Bling Tiger
- 82 Brooklyn Pizza Company
- 83 Scented Leaf Tea House
- 84 Delectables Restaurant
- 85 Lindy's on 4th Restaurant
- 86 The Carriage House

Hotels

- 1 AC Hotel Tucson by Marriott
- 2 Hotel Congress
- 3 Inn Suites Hotel
- 4 Country Inn & Suites
- 5 Ramada Limited
- 6 Proposed Hotel
- 7 Days Inn
- 8 Arizona Riverpark Inn
- 9 Downtown Tucson Clifton Hotel
- 10 MOXY Hotel (Marriott Brand)
- 11 TCC Hotel (Proposed)

Office Buildings

- 1 State of Arizona Building
- 2 US District Court
- 3 Federal Building
- 4 Tucson Water
- 5 City Hall
- 6 Arizona Supreme Court
- 7 Pima County Building
- 8 Metropolitan Tucson Convention & Visitors Bureau
- 9 City of Tucson Police Headquarters
- 10 One South Church Tower
- 11 Bank of America Tower
- 12 Main Tucson Library
- 13 Transamerican Building
- 14 County - City Public Works Center
- 15 Pima County Joint Courts Complex
- 16 Alameda Plaza - City Court
- 17 AT & T
- 18 Wells Fargo
- 19 The Pioneer Building
- 20 Pima County Legal Services Building
- 21 Chase Bank Building
- 22 One East Broadway
- 23 Federal Building
- 24 44 E Broadway
- 25 Tucson Electric Headquarters
- 26 MacArthur Building
- 27 Caterpillar Temporary Headquarters
- 28 Caterpillar Future Headquarters
- 29 Hexagon Mining

Residences

- 1 One East Broadway
- 2 44 E Broadway
- 3 The Cadence - U of A Student Housing
- 4 One North Fifth
- 5 La Entrada Apartments
- 6 Rally Point Apartments for Vets
- 7 Ransdahl (Proposed)
- 8 Flats at Julian Drew Block
- 9 Herbert Residential
- 10 Arena Site - Norville (Proposed)
- 11 Academy Lofts
- 12 Redonda Tower
- 13 Sentinel Plaza
- 14 West End Station - Mercado (Proposed)
- 15 Marier Brickard (Proposed)
- 16 Amory Park del Sol
- 17 Mercado Homes/Pure Build
- 18 Ice House Lofts
- 19 San Carlos Apartments
- 20 Rendezvous (Proposed)
- 21 Block 175 (Proposed)
- 22 Merlo Row Houses (Proposed)
- 23 Downtown Abbey (Proposed)
- 24 La Placita (Proposed)
- 25 Platform Site (Proposed)
- 26 One West Broadway
- 27 The Westerner (Proposed)
- 28 Hualaloo Project (Proposed)
- 29 The Arizona
- 30 Stone Avenue Homes
- 31 Downtown Motor Court
- 32 Five Points Living (Proposed)
- 33 Mandarini Villas (Proposed)
- 34 Marist College Senior Apts - (Proposed)
- 35 The Marist at Cathedral Square (Proposed)
- 36 7th Avenue Commons (Proposed)

Sports, Entertainment & Cultural Venues, Performing Arts & Museums

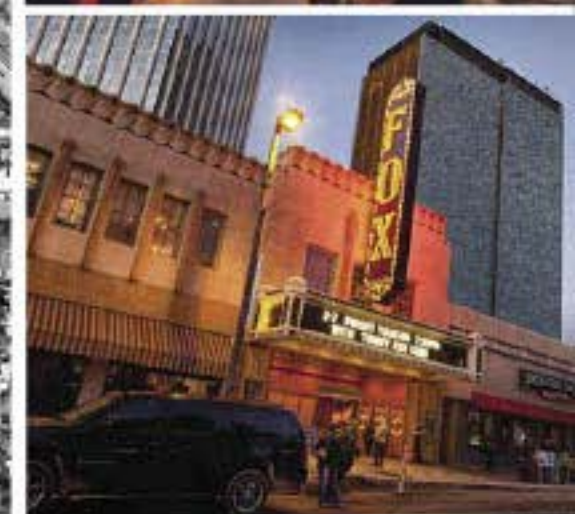
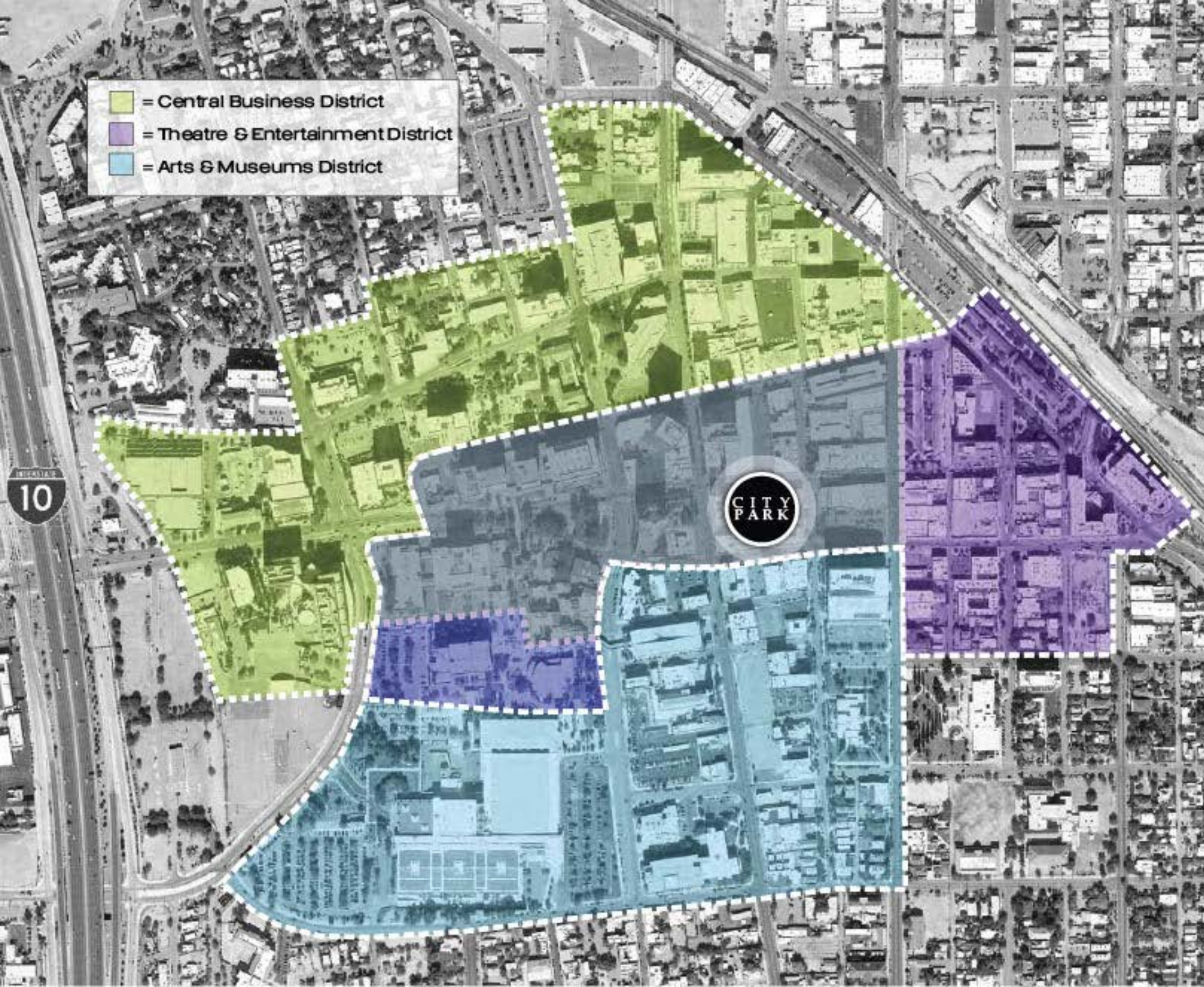
- 1 Rialto Theater
- 2 Tucson Convention Center
- 3 Tucson Music Hall
- 4 Fox Theater
- 5 Arizona Opera
- 6 Temple of Music & Art
- 7 The Screening Room
- 8 AHS Downtown History Museum
- 9 Children's Museum
- 10 MOCA
- 11 Tucson Museum of Art
- 12 So. Arizona Transportation Museum
- 13 Mera Gallery
- 14 Tucson Roadrunners Ice Hockey
- 15 Autbahn Indoor Speedway

Work.

Play.

Dine.

CITY PARK



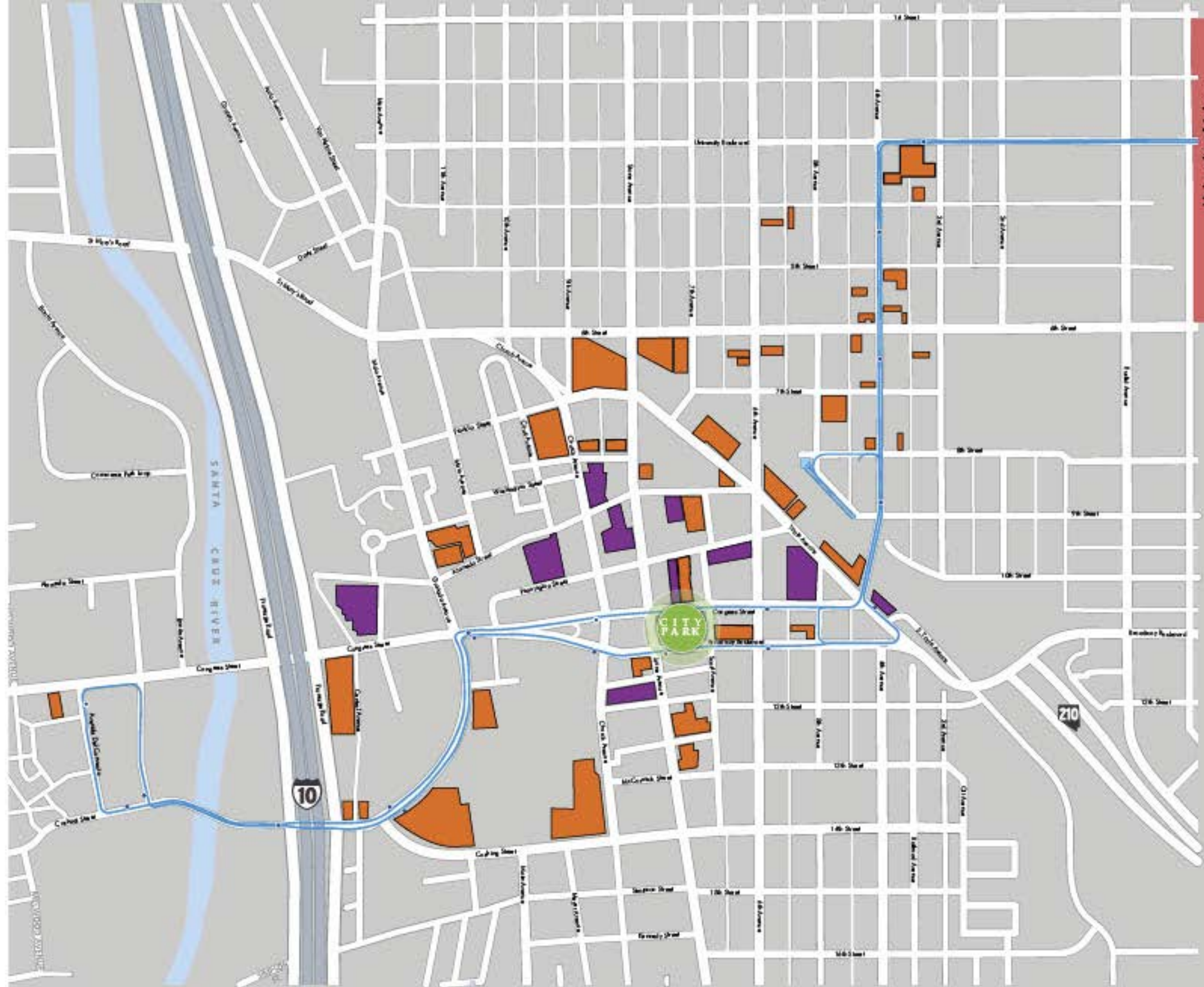


Pennington Garage

Parking Map

- Over 15,000 daily and monthly spaces available downtown;
- 1,000 spaces in surface lots;
- 1,000+ on-street metered spaces;
- Parking meters times range from 1/2 to 6 hr time limits;
- Meter rates go to \$1/hr;
- Street parking downtown is free after 5pm, weekends and holidays.

- Parking Garage 
- Surface Parking Lot 
- Streetcar Route 
- Streetcar Stops 





URBAN
STEAK

URBAN STEAK, STEAK

CITY PARK

40

CITY PARK



Dine Overview

City Park embodies the historical significance of a “city park”, an urban oasis that creates a sense of community as a central place to meet, dine and relax.

Highly integrated indoor and outdoor space anchored by two sit down restaurants, a collection of twelve unique vendors showcasing Best in Class chefs and pop up shops in a dynamic and ever changing destination.

City Park features entertainment, programmed activities and a gathering place, all in a unique urban park setting.

Retail / Restaurant Available Space:

20 E. Congress

Level 1 - 1,510 sf

40 E. Congress

Level 1 - 13,300 sf food hall

60 E. Congress

Lower Level - 3,072 sf

Level 1 w/Mezzanine - 3,765 sf

Upper Level - 3,323 sf

DINE

160,904

Employees within
a 10 minute
drive time

44,000

Employees within
two blocks of
Sunlink Streetcar

1,250

Parking spaces
just steps away
(0.2 miles);
\$1/hour

33,541

Employees within a
5 minute
bicycle ride
(1 Mile)

577

New residential
units within a
3 minute walk

4,200

Riders per day
on the Sunlink
Streetcar

15,600

Employees within
a 5 minute walk of
City Park



DAY TIME
demographics

432,863

Population
within a 15 Minute
Drive Time of
Downtown

**Food Hall
will become
a major
culinary &
entertainment
destination.**

Parking

Over 15,000 spaces
parking downtown.
Free street parking
downtown after 5pm
and all day Saturday
and Sunday!

164,378

People attend
exhibits
annually at the
Children's
Museum

120,000

Annual attendance
to shows
at the
Rialto Theatre

180,000

People attend
2nd Saturday's
annually

10,000

People attend
the annual
Jazz Festival

15 MINUTE DRIVE TIME

443,000

annual attendance
at events held at the
Tucson
Convention
Center

60,000

People attend
the annual
Gem & Mineral
Show

100,000

People attend
Tucson Meet
Yourself

12,998

Annual attendance
to exhibits at the
Tucson Museum
of Art

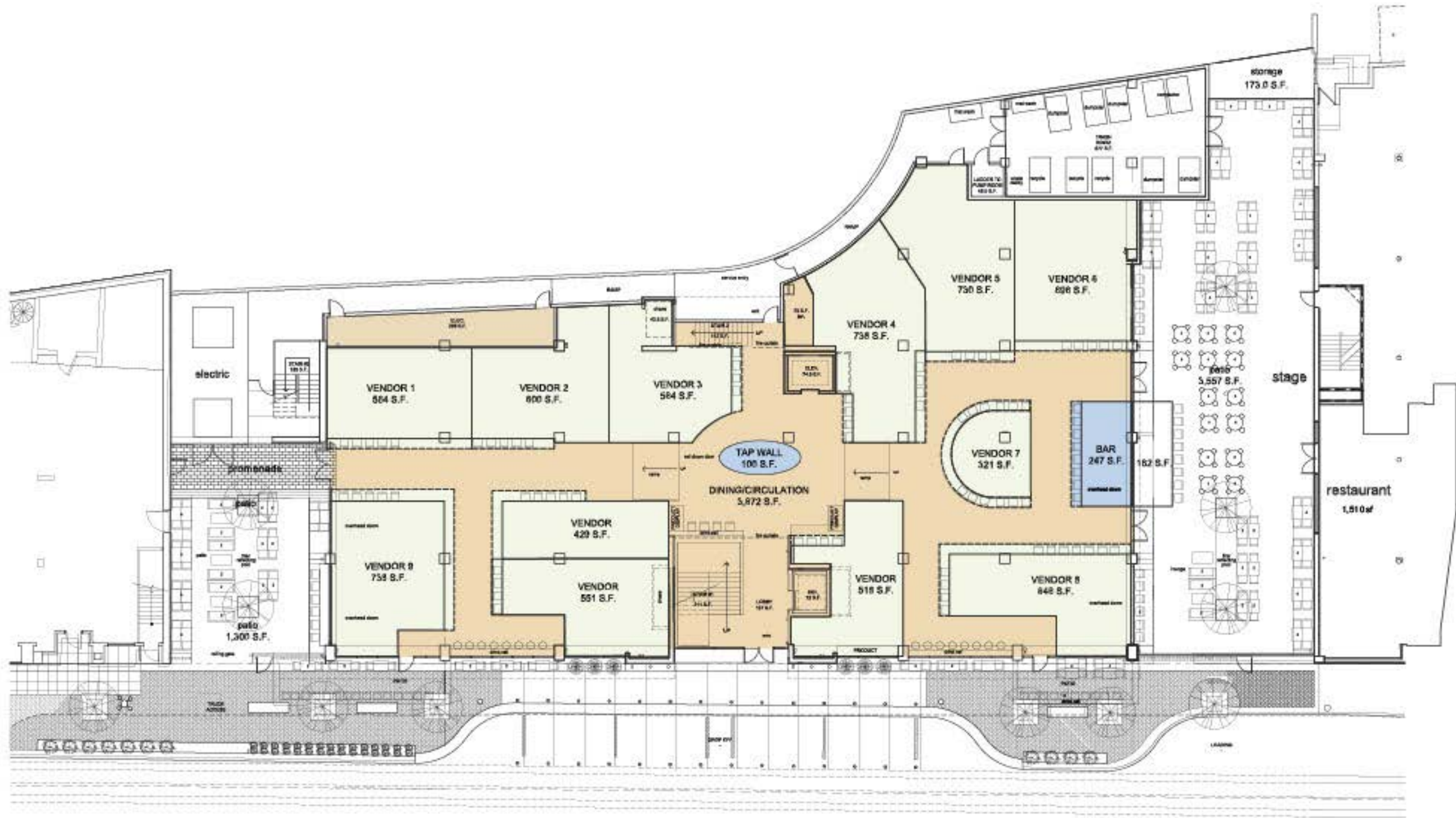
137,000

People attended
Tucson Roadrunners
2016-17 opening
season home games
at the TCC

73,000

Annual attendance
to shows
at the Fox Theatre

NIGHT TIME
demographics



Dine.

- = Food Hall Vendors
- = Common Area
- = Bar & Entertainment

1 FIRST LEVEL FLOOR PLAN
1/8" = 1'-0"





DINE

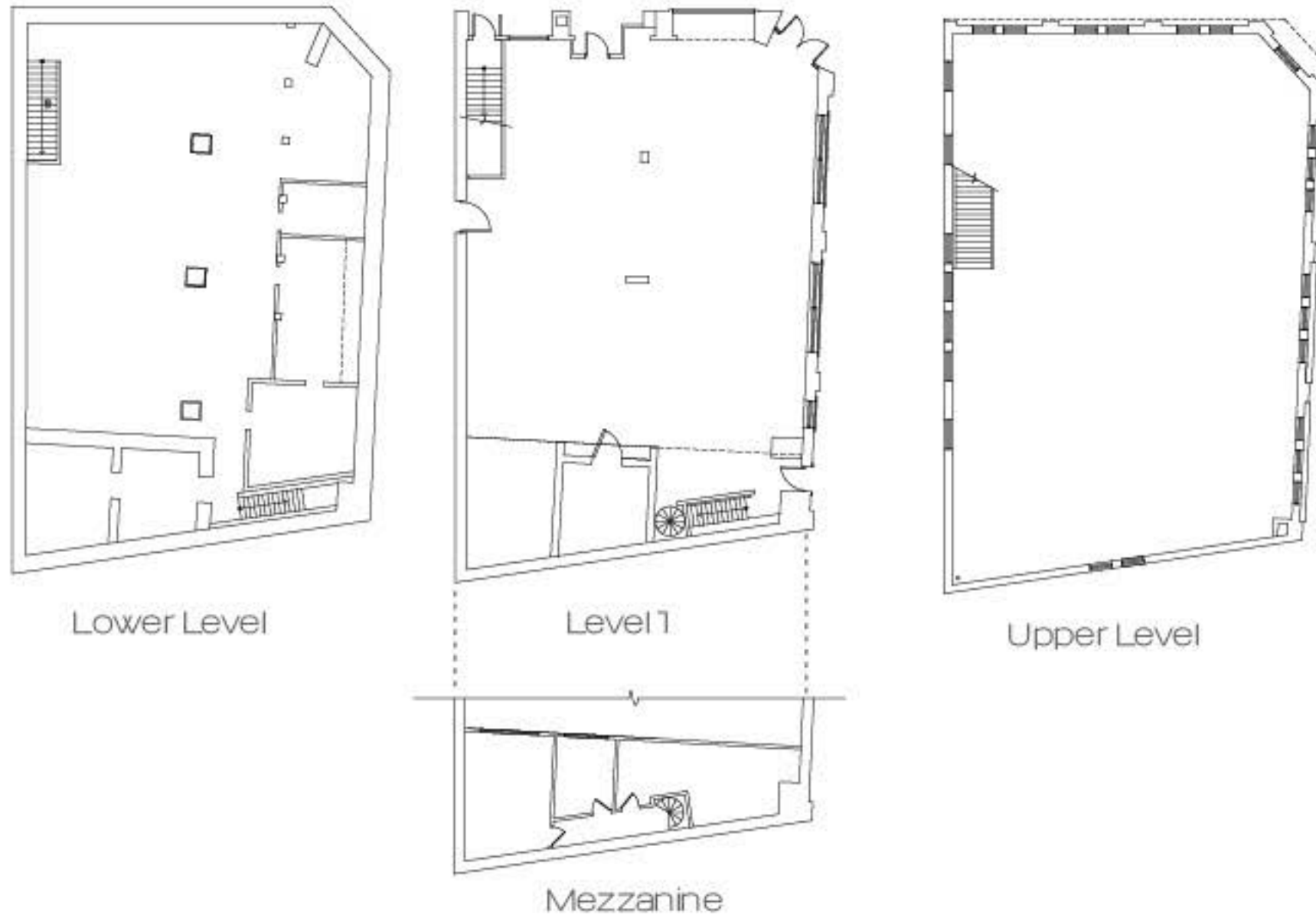


MUSIC . FARE REUNION

MARQUETIMOOD

BAURBANISTEAK

Dine.



Iconic “Indian Trading Post”
60 E. Congress

Lower Level - 3,072 sf

Level 1 w/Mezzanine - 3,765 sf

Upper Level - 3,323 sf

- Historic landmark building;
- Prominent SW corner of Congress & Scott Ave;
- Built in 1897;
- 18’ ceiling height on 1st floor.

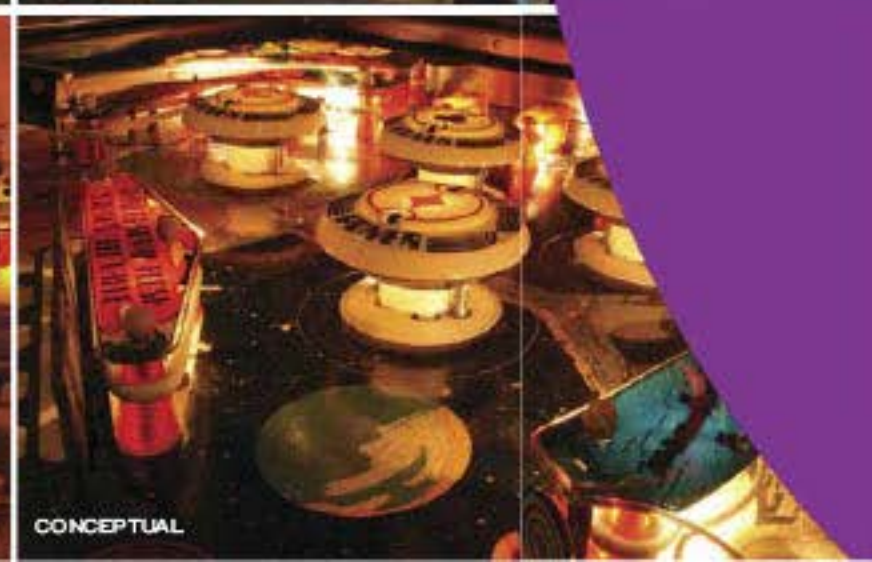
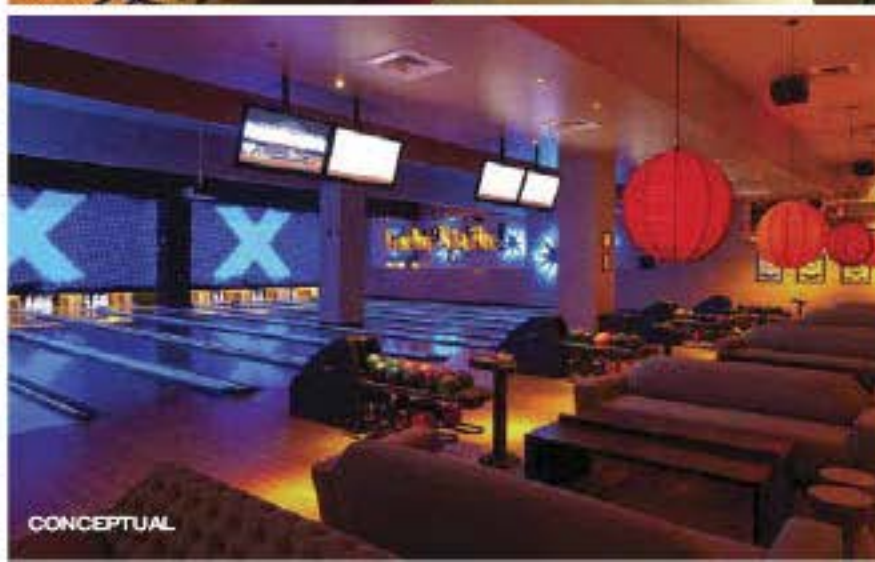
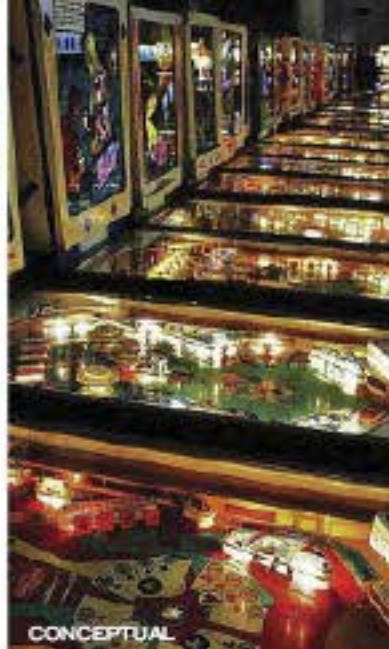
DINE



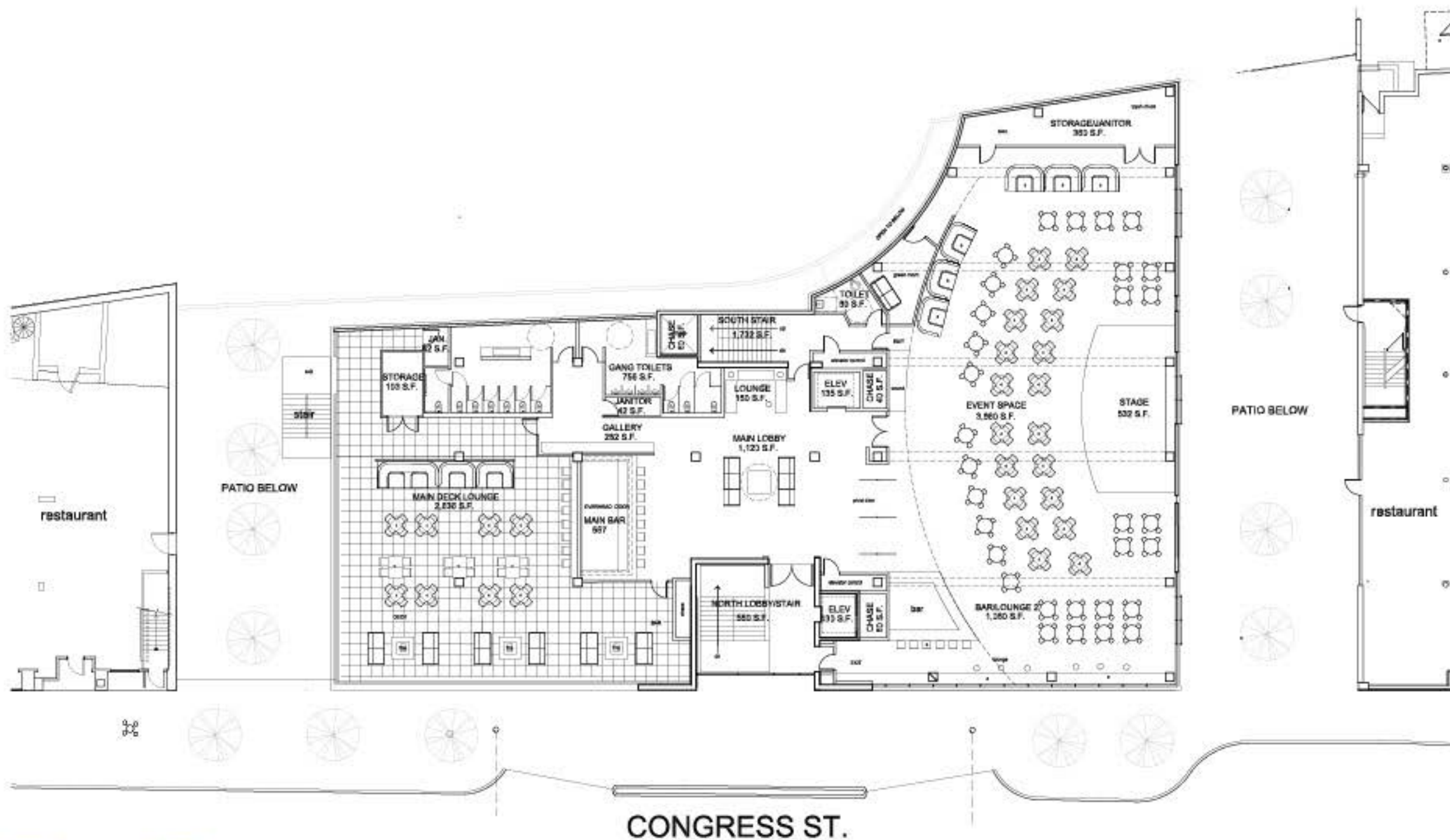
- = Common Area
- = Bar & Entertainment

1 SECOND LEVEL FLOOR PLAN
1/8" = 1'-0"





PLAY



Work.

Play.

40 E. Congress - 5th Floor

10,800 sf - Meeting / Event / Entertainment Venue with 2,600 sf Outdoor Patio Space



CONCEPTUAL



CONCEPTUAL



CONCEPTUAL



CONCEPTUAL



CONCEPTUAL



CONCEPTUAL



CONCEPTUAL

PLAY

WORK



Work Overview

Growing a company today is dependent on growing great talent. Attracting great talent means providing a great environment...

City Park is providing a creative office loft setting for companies committed to providing a unique, vibrant office for their most important assets - their people.

Offices that are open and contemporary, with an energy that inspires collaboration and creativity are now being referred to as "Creative Office Space".

Open space with concrete floors and ceilings, exposed ductwork and expansive glass with the amenities of a dynamic food and entertainment hall will provide a work environment not previously offered in Tucson.

Current Tenants at 20 E Congress St:

Samsung SmartThings (±45 Employees)

Bourn Companies (±20 Employees)

JKaiser Workspaces

Stuchen Gallery

Future Tenant at 40 E Congress St:

Hexagon Mining (260 Employees Projected)



BOURN[®]

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