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## 60 N. Alvernon Way Former Old Pueblo Grille FOR LEASE

*60 N Alvernon, formerly known as the Old Pueblo Grille, is one of the most well know restaurants in the Tucson area.*

*With its southwestern style and charm, full bar, banquet rooms and a beautiful outdoor patio the restaurant could be used by a variety of restaurant users. FF&E is onsite. La Quinta Inn and Suites, with 148 rooms and 5 suites, is across the street and is owned by same landlord.*

*60 N Alvernon is located in central Tucson just north of the intersection of Broadway and Alvernon Way. It is in close proximity to Reid Park, Randolph Zoo and two eighteen hole golf courses. El Con Shopping Center, three major hotels and the Consulate of Mexico are close by.*

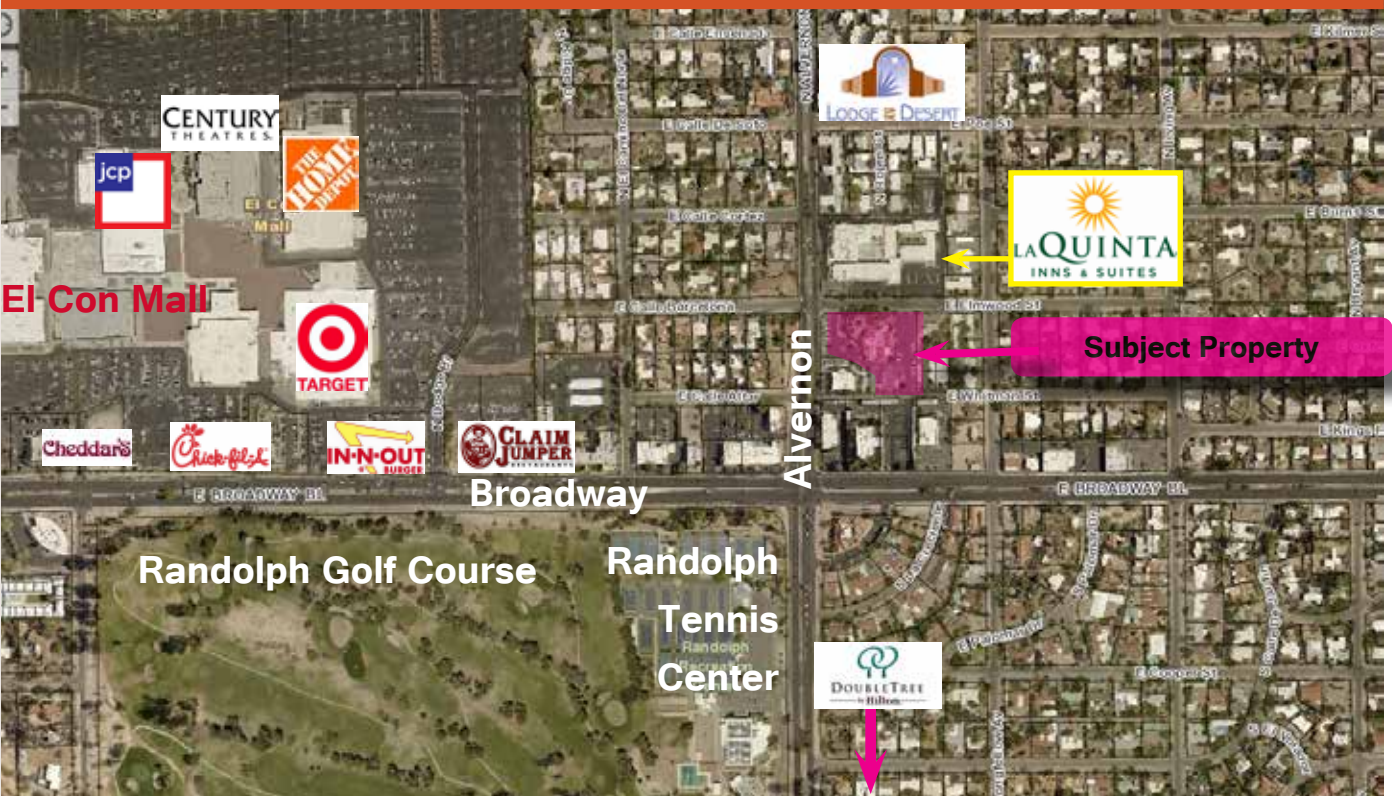
•Source CoStar 2015

Specifications	
Address:	60 N. Alvernon Way Tucson, AZ
Building Size:	± 8,147 SF space
Lease Rate:	\$20.00 per SF, NNN
Triple Net Charges:	Currently Estimated at \$6.50 PSF
Lot Size:	Approx. 74,706 SF
Zoning:	C-2, City of Tucson
Parking:	ample parking plus on street parking
Signage:	Monument Sign
Traffic Counts:	Alvernon Way: 34,099 VPD Broadway Blvd.: 42,274 VPD Source: PAG 2014

Demographics*	1-Mile	2-Mile	3-Mile
Est. Pop. (2015):	10,820	58,991	122,391
Est. Avg. HH Income:	55,521	47,861	44,765

*Exclusively Represented by:*  
**Tucson Realty & Trust Co.**  
**Pat Darcy**  
*Retail Division Head*  
O. 520.618.5324

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Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.



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