

Prime Sports Bar/ Restaurant

- Immense Sports Bar/Restaurant in Premium location
- Entertainment tenants surrounding project
- Fully furnished restaurant and kitchen
- Adjacent to major redevelopment – Uptown Mall
- Solid demographics to draw clientele
- Excellent traffic counts – over 73,000+ CPD



7625 N La Cholla Blvd, Tucson, AZ 85741

Only \$19,000/mo

Andrew Ostrander
480-229-6999
AndrewOAZ@cox.net





Built in 2002 and remodeled a couple times since, this 9,638 SF building has another 2,000 SF mezzanine on .87 acres (37,754 SF). Ideal as a massive Sports Bar and Restaurant, this lease opportunity comes completely furnished with FF&E, including numerous big screen televisions, billiards tables, and air hockey. The layout includes booth tables, high tops, restaurant seating, and even a large mezzanine perfect for events or banquets. It also is located at a lighted intersection with frontage adjacent to a 2.5 million SF renovation project of retail and mixed use - Uptown Mall - Tucson's first high-density urban village. This is a MUST SEE property!



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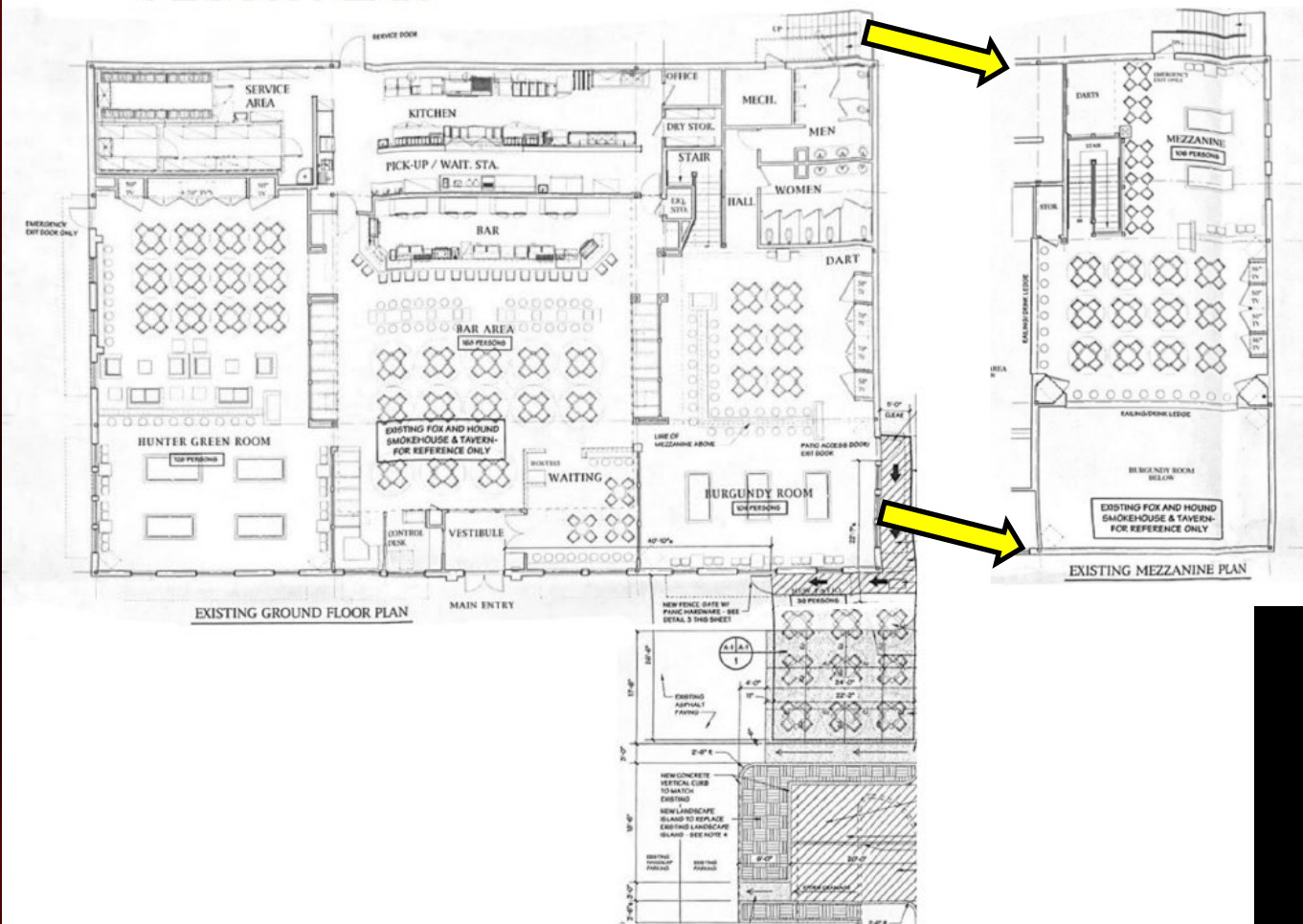


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FLOOR PLAN

Mezzanine Level



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Area Highlights – Uptown Redevelopment



Tucson's First UPTOWN High-Density Urban Village!

The Uptown Project is an exciting redevelopment of the Foothills Mall area at the corner of La Cholla Blvd and Ina Rd. – just west of the Catalina Mountains. The project will encompass 51 acres and 2.5 million square feet of mixed-use retail, residential, entertainment, and office uses.

Upscale and dynamic, this new urban village will feature a contemporary mixed-use environment that elevates the shopping, entertainment and resident experience throughout, with an appeal that is expected to draw new visitors and consumers to the expanded area.

The Subject Property is directly across from the Uptown development and is ready for lease. The instant and immense influx of new people residing, working and visiting this area will directly benefit the next tenant.



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Uptown Redevelopment



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Uptown Redevelopment



UPTOWN FULL BUILD-OUT**INITIAL BUILD-OUT****TOTAL
SQUARE FOOTAGE****±2M****RESIDENTIAL
UNITS****±800****UNIQUE OUTDOOR
ENVIRONMENTS****±6****FOOD &
BEVERAGE CONCEPTS****±25****HOTEL
ROOM KEYS****±400****PUBLIC
MARKET****1****Andrew Ostrander****480-229-6999****AndrewOAZ@cox.net**

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