

DOWNTOWN TUCSON DEVELOPMENT REPORT

Summer 2017



DOWNTOWN TUCSON DEVELOPMENT OUTLOOK **SUMMER 2017**



30
DEVELOPMENT
PROJECTS

There are 30 projects under construction or proposed—including hotels, apartments, commercial space, parks, and roadway improvements.



1,400
NEW
HOMES

More than 1,400 new homes are proposed or under construction to be built in the Downtown area over the next two years.



750,000 FT²
COMMERCIAL
SPACE

New development projects will create more than 750,000 square feet of combined retail, office, restaurant, and event space.



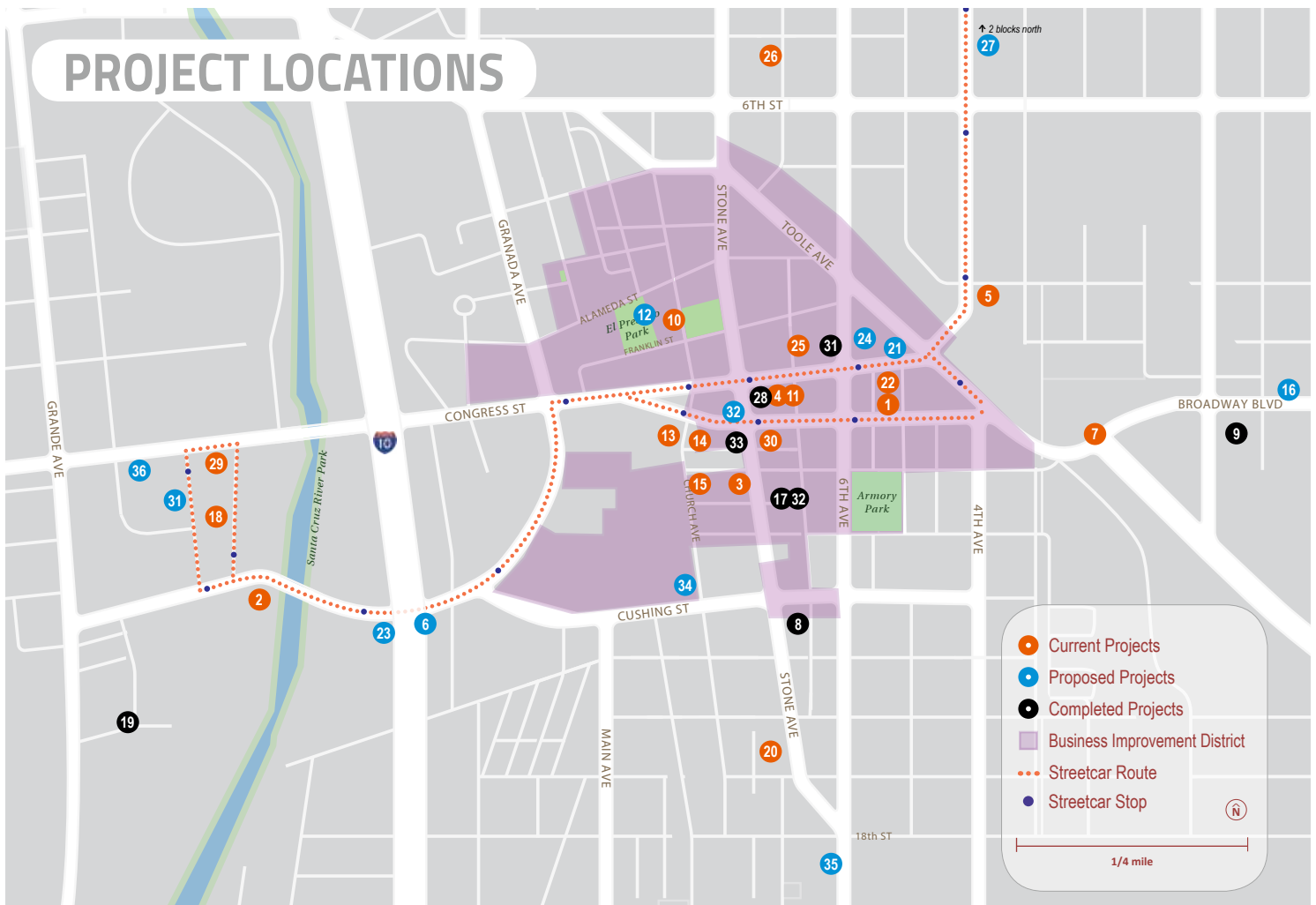
1,000
JOBS
CREATED

More than 1,000 permanent full-time jobs will be created in addition to hundreds of part time jobs and temporary construction jobs.



525M
TOTAL
INVESTMENT

There are over \$525 million in projects that are under construction or planned to start construction within the next two years.



CURRENT PROJECTS

On Map	Project Name	Location	Type	Developer	Status	Cost (millions)	Housing Units	Comm. Sq Ft	Jobs Created
1	AC Hotel Tucson by Marriott	151 E Broadway Blvd	Hotel; Parking garage	Tucson Urban & North Face Investments	Near completion; Grand Opening set for September 1	\$32	-	6,000	220
2	Caterpillar HQ	W Cushing St	Company HQ offices; Parking garage	Rio Nuevo	Site excavation & remediation underway; Completion March 2019	\$50	-	150,000	650
3	Diocesan Complex at Cathedral Square	192 S Stone Ave	Offices; Event center	Catholic Diocese of Tucson	Demolition of existing site complete; Dome stored across street	\$12	-	-	-
4,11	City Park/ Indian Trading Post Village	40-60 E Congress St	Food hall, retail, entertainment, & office lofts	Bourn Companies	Construction underway; Completion 2QTR 2018	\$16.8	-	99,000	200
5	Coronado Apartments, The	402 E 9th St	Renovation of 1928 3-story hotel	Rob Paulus Architects Ltd	Construction underway; Completion Dec 2018	n/a	30	-	-
7	Downtown Links	Broadway to I-10	Roadway project	City of Tucson	Construction start fall 2017	\$85	-	-	-
10	Historic Pima County Courthouse	115 N Church Ave	Adaptive-reuse; Office	Pima County	Exterior renovations nearly complete; Plumbing/ Electric/HVAC replacement by summer 2018	\$25	-	87,000	-
13	La Placita Village	110 S Church Ave	Market-rate apartments	HSL Properties	Demolition of existing site July 2017; Completion 2019	\$22	240	-	-
14	Marist Apartments, The	111 S Church Ave	Affordable housing	Foundation for Senior Living	LIHTC Awarded; Demolition of existing site complete	\$12.6	75	-	-
15	Marist at Cathedral Square, The	235 S Church Ave	Senior housing; Community center	Foundation for Senior Living	Renovations begin July 2017	\$1.8	8	-	-
18	Mercado San Agustin Annex	221 S Ave Convento	Retail & event space	Gadsden Company	Construction underway; Completion Dec 2017	\$5.3	-	20,000	-
20	Mordasini Villas	19 W 17th St	Market-rate houses	Renee Morton	Construction underway with delays; completion summer 2018	\$3	7	-	-
22	Playground & HUB Renodel	266 & 278 E Congress St	Retail & event space	Rio Nuevo & Scott Stitler	Renovations underway. HUB will reopen in mid-Aug, Playground will reopen in Nov	\$3.2	-	12,500	-
25	Scott Avenue	0-100 N Scott Ave	Streetscape improvements	City of Tucson	Construction timeline August-October 2017	\$0.75	-	-	-
26	Seventh Avenue Commons	529 N 7th Ave	Affordable housing	Gardner Capital Development	Under construction through early 2018	\$14	50	-	-
29	West End Station	855 W Congress St	Affordable housing	Gadsden Co. and Gorman & Co.	LIHTC Awarded; Construction timeline July 2017 - September 2018	\$12	70	-	-
30	Westerner, The and West Point Apartments	10-20 E Broadway Blvd	Low-income senior housing; Offices	La Frontera Partners	Demolition of 1-story portion of existing building complete	\$10	50	54,000	-
						\$305.4	530	428,500	1,070

PROPOSED PROJECTS

On Map	Project Name	Location	Type	Developer	Status	Cost (millions)	Housing Units	Comm. Sq Ft	Jobs Created
6	Cushing Street Skate Park	Cushing St @ I-10	Outdoor skate park	Tucson Parks Foundation	Raising funds; Potential completion in summer 2018	\$0.2	-	-	-
35	Flash Apartments	834-836 S 6th Ave	Adaptive re-use; Studio apartments		Planning/Design	n/a	31	-	-
34	Hotel (unnamed)	Church Ave & Cushing St	Hotel (125 rooms); Parking garage	Caliber Hospitality	Projected start 2018	n/a	-	-	-
12	January 8 th Memorial	El Presidio Park	Park	January 8 th Memorial Foundation	Needs funding	\$4	-	-	-
16	Mark at Tucson, The	931-949 E Broadway Blvd	Student housing; Retail frontage	Landmark Properties	Construction timeline summer 2017 - summer 2019	n/a	154	4,000	-
21	Moxy Hotel by Marriott	45 N 5th Ave	Hotel (110 rooms); Market-rate housing	Tucson Urban	Projected start spring 2018	\$24	40	-	-
36	Menlo Park Row Houses	885 W Congress St	Market-rate homes	Gadsden Co. & Pure Build	No timeline set	\$3.8	9	-	-
31	Monier, The	160 S Ave Convento	Apartments with retail frontage	Gadsden Co. & Holualoa Cos.	Planning/Design	\$25	122	13,450	-
32	Rendezvous Urban Flats	1 W Congress St	6-story apartments; Ground-floor retail	Aerie Development LLC	No timeline set	n/a	100	130,000	-
23	Riverpark Inn	777 W Cushing St	Hotel renovations	Brian Corbell	GPLET approved Jan 31	\$2.2	-	14,000	-
24	Ronstadt Transit Center	215 E Congress St	Transit center; Mixed use	Peach Properties	Working through FTA approvals	\$127	274	112,000	-
27	Trinity Mixed-Use	400 W University Blvd	Retail, Office & Apartments	R+R Development & Bourn Cos.	Planning/Design	n/a	55	-	-
						\$186.2	785	273,450	0

COMPLETED PROJECTS

On Map	Project Name	Location	Type	Developer	Status	Cost (millions)	Housing Units	Comm. Sq Ft	Jobs Created
31	Arizona Hotel Apartments	31-47 N 6th Ave	Market-rate apartments; Ground-floor retail	Marcel Dabdoub	Completed September 2016	\$4.8	15	13,500	-
32	Bring Funeral Home	236 S Scott Ave	Adaptive re-use; Office & retail	Peach Properties	Completed October 2016	\$1.9	-	13,845	25
8	Downtown Motor Apartments	383 S Stone Ave	Low-income apartments	Compass Affordable Housing	Completed March 2017	\$6.6	44	14,445	-
9	Greyhound Terminal	12th St & Euclid Ave	Bus station	Rio Nuevo	Completed March 2017	\$2.5	-	-	-
17	McCormick Apartment	201 S Stone Ave	Market-rate apartments	Holualoa Cos. & Scotia Group	Completed April 2017	\$4.6	25	-	2
19	Mission Garden	927 W Mission Ln	Office & facilities	Gadsden Company	Completed February 2017	\$1.1	-	-	-
33	One West	1 W Broadway Blvd	Market-rate apartments	Art Wadlund and Rob Caylor	Completed November 2016	\$13	40	8,211	-
28	Two East Lofts	2 E Congress St	Market-rate apartments	Art Wadlund and Rob Caylor	Completed July 2017		21	-	-
						\$34.5	145	50,001	27

DEVELOPMENT OUTLOOK

Invested (Millions)	Total # New Homes	Total Sq Ft Office/Retail	Total Jobs Created
\$526	1,439	751,951	1,097

DOWNTOWN TUCSON DEVELOPMENT UPDATE SUMMER 2017

1



AC HOTEL TUCSON BY MARRIOTT

This new, eight-story, European-style hotel will be Downtown's first hotel in more than 40 years. It will feature 136 rooms, a rooftop pool, a restaurant, a 200-space public parking garage, and nearly 6,000 square feet of retail space. The grand opening is scheduled for September 1.

2



CATERPILLAR HEADQUARTERS

West of I-10 near the base of "A" Mountain, Caterpillar's new 150,000-square-foot building will house more than 600 employees. Landfill excavation is underway and will take about four months. Construction is slated to start late this year and is expected to be completed in summer 2019.

3



DIOCESAN COMPLEX AT CATHEDRAL SQUARE

St. Augustine Cathedral's parish hall has been demolished and is being replaced with a four-story building to serve as the new parish offices, and a 500-seat conference and education center. Demolition of the old parish hall is complete, and construction is underway. The metal dome structure from the old site will be reused and is being stored across the street.

4



CITY PARK

Bourn Companies is developing a five-story building that will create over 99,000 square feet of new commercial space—including two levels of loft office space and three levels of retail space. The project will feature Tucson's first food hall, boutique bowling, and event and entertainment space, both indoor and outdoor. It will be the new office location for more than 120 Hexagon Mining employees. The construction is estimated to be completed in spring 2018.

5



THE CORONADO APARTMENTS

The historic Coronado Hotel at the corner of Fourth Ave and Ninth St will soon become 30 apartments. Developed by Carbon Cabo LLC and designed by Rob Paulus Architects, the building is undergoing a complete renovation that includes new infrastructure, finishes, and a refurbished exterior. The Coronet Restaurant will remain on the bottom floor of the three-story building. Construction is expected to be completed in December.

6



CUSHING STREET SKATE PARK

Local citizens are raising funds to build Arizona's first underpass skate park on the south side of the Cushing Street underpass below I-10. The project has been adopted and approved by the Tucson Parks Foundation and has the potential to be completed by summer 2018.

7



DOWNTOWN LINKS

Funded by the Regional Transportation Authority and partnered with the Tucson Department of Transportation, this improvement project will provide enhancements, benefits, and connections for pedestrians, bicyclists, and motorists. It includes a new four-lane road connecting the Aviation Freeway to I-10, improved drainage, bike lanes, multi-use paths, new bridges, public art and a deck plaza above the future underpass on Sixth Street.

8



DOWNTOWN MOTOR APARTMENTS

The Downtown Motor Hotel was designed by renowned architect Josias Joesler and built in 1941 as a single-story hotel for travelers. In February 2017, it was redeveloped into 44 low-income apartments. Portions of the original property remain and are used for the office and lobby areas. The four-story building also has a secure covered parking garage and a community viewing deck of the Downtown skyline.

9



GREYHOUND TERMINAL

Rio Nuevo purchased the land and built a brand-new facility that was completed in March. Located at Broadway and Euclid, Tucson's terminal is centrally located between campus and Downtown. It will have efficient freeway access upon the completion of the Downtown Links roadway project. Greyhound had been in a portable building near Broadway and I-10 since 2006. Prior to that, from 1959–2006, it was located on West Congress street next to the Rialto Theatre.

10



HISTORIC PIMA COUNTY COURTHOUSE

Pima County is currently renovating the building that will become the future home of the Western National Parks Association, Visit Tucson, the UA Mineral Museum, the Arizona Historical Society, and the January 8th Memorial. The exterior renovations are near completion, and the interior renovations—including new plumbing, electrical, and HVAC—will be completed by summer 2018.

11



INDIAN VILLAGE TRADING POST

Bourn Companies is renovating the building historically known as the Indian Village Trading Post at 60 E Congress Street. Renovations to the two-story building will coincide with the construction of City Park that is being built next door. Scheduled to be completed in spring 2018, the building will soon become prime restaurant and retail space in Downtown's entertainment district.

12



JANUARY 8TH MEMORIAL

Chee Salette Architecture Office has revealed the final design for Tucson's January 8th Memorial and Presidio Park master plan. The memorial will tell the story of the events of January 8, 1911, and will educate and remind people of their role in self governance. Organizers are raising the remaining \$1.5 million needed to fund the \$4 million project. The construction is a public and private partnership between the January 8th Memorial Foundation, the City of Tucson, and Pima County.

13



LA PLACITA VILLAGE

HSL Properties was approved for a city GPLET (government property lease excise tax) in March, and demolition of the 1973 property is scheduled to begin by the end of July. A new six-story complex with 240 apartments and ground-floor retail will be constructed in its place. Several buildings on the property are listed on State and National Registers of Historic Places and will not be demolished, including the Samaniego House, the Flin Building, and horse stables.

14



THE MARIST APARTMENTS

The Foundation for Senior Living is building a seven-story apartment complex called The Marist with 75 homes for low-income seniors. Located on the southeast corner of Broadway Blvd and Church Ave, it is replacing an office building once used by the Roman Catholic Diocese of Tucson. The project was awarded low-income housing tax credits (LIHTC) in 2016, and includes laundry rooms, a gym, outdoor patio space, socializing rooms, and private parking.

15



THE MARIST AT CATHEDRAL SQUARE

The historic 1915 Marist College will be renovated as part of the Marist Apartments development. The project received low-income housing tax credits (LIHTC) in 2016, and restorations to the exterior began in July. Located on the corner of Church Ave and Ochoa St, the first floor of the building will be a community center, and the second and third floors will include eight homes for low-income seniors.

16



THE MARK

Landmark Properties, the leader in student housing development, is proposing a four- and eight-story student housing complex on the 3.5-acre block on the northwest corner of Broadway Blvd and Park Ave. The development will produce 154 apartments for nearly 600 students. Demolition of the old Mark building, built in 1957, is complete. Construction is expected to begin late this summer 2017.

17



MCCORMICK APARTMENTS

Holualoa Companies and Scotia Group completed construction on these 25 three-story apartment homes in April. Downtown's newest homes are located on South Stone Avenue, across the street from Saint Augustine Cathedral and around the corner from the Arizona Theatre Company and the Children's Museum Tucson. Different floor plans are available and all units come with a garage.

18



MERCADO SAN AGUSTIN ANNEX

The number of businesses along Avenida del Convento will soon double. The Gadsden Company is developing this shipping container project west of Downtown. It will feature 15 food and retail outlets, a 500-seat outdoor venue, and ground-level parking. The site is on the streetcar route and is located close to Mercado San Agustín and the future location of Caterpillar headquarters. The project is scheduled to be finished by the end of the year.

19



MISSION GARDEN

Friends of Tucson's Birthplace and Rio Nuevo have reconstructed the 4.7-acre site that was once part of the 1973 San Agustín Mission by adding a new education center, a demonstration kitchen, a ramada, and restrooms with flush toilets. Other improvements include an adobe perimeter wall, utility line upgrades, irrigation, and signage.

20



MORDASINI VILLAS

Developer Catherine Morton, architectural firm Poster Frost Mirto, and longtime Tucson homebuilder Oden Construction have collaborated to build seven detached masonry homes in the Barrio Viejo neighborhood. Utility and infrastructure work is currently in progress. The first home is scheduled to be completed summer 2018.

21



MOXY HOTEL BY MARRIOTT

A millennial-minded hotel concept called the Moxy by Marriott was approved to be built on a vacant parcel on the corner of N 5th and E Toole avenues. Developed by Scott Stitler and designed by FORS Architecture + Interiors, the building will be eight stories with more than 100 rooms and a ground floor restaurant. Construction is scheduled to begin in early 2018.

22



PLAYGROUND & HUB REMODEL

Rio Nuevo and developer Scott Stitler are investing \$3.2 million in improvements to the properties along the 200 block of East Congress St. HUB Restaurant and Ice Creamery has closed until mid-August to expand its kitchen, add dining space, and enlarge its bathrooms. Playground Bar & Lounge is adding a new kitchen, main bar, lighting, furnishings, storage space, offices, additional bathrooms, and a permanent rooftop patio structure. It is expected to reopen in November. Both places will offer limited menus and will operate temporary concepts down the street at Martin Drug Co.

23



RIVERPARK INN

The 40-year-old hotel on Cushing Street west of I-10 will receive a \$2.2 million renovation that will include new finishes, furniture, fixtures, and bathrooms, plus upgrades to heating and cooling and the addition of sliding glass doors. The project will retain the building's charm while making the hotel more attractive to compete for conventions in Downtown. In January 2017 the project was approved for a city GPLET (government lease excise tax), however no timetable has been set for the construction.

24



RONSTADT TRANSIT CENTER

Peach Properties' proposal to re-develop the Ronstadt Transit Center was chosen by the City of Tucson in 2015. One requirement of the proposal is to keep Ronstadt as a fully functioning transit center. The 4.7-acre development also includes plans for a mix of 300 residential units, commercial and retail along with a boutique hotel, a public market, and open plaza space. Financing is said to be secured and is just waiting on Federal Transit Authority approval because of the transit component of the project. Construction could possibly start in 2018.

25



SCOTT AVENUE

Funded by Rio Nuevo, the \$750K streetscape project between Congress and Pennington streets will create wider sidewalks, enhanced crosswalks, a bike corral, new street lights, festival lights overhanging Scott Ave, and an enhanced plaza at the northeast corner of Scott Ave and Congress St. The Construction will last three months and will begin mid-August.

26



SEVENTH AVENUE COMMONS

Located in the historic Warehouse Arts District, construction is underway on this project that will produce 50 affordable housing units and a community center. Portions of the original 12,000 sq ft warehouse/office building remain and a new, three-story structure will be built. Construction is scheduled to be completed in early 2018.

27



TRINITY MIXED-USE

Designed by Rob Paulus Architects and developed by R+R Development and Bourn Companies, this redevelopment is located adjacent to two streetcar stops in the Fourth Avenue business district. It replaces unused buildings at the Trinity Presbyterian Church complex and proposes two new buildings at three and four stories with ground floor retail in both, room for office space, and rental units.

28



TWO EAST LOFTS

Downtown's newest homes are centrally located at the intersection of Stone and Congress. Art Wadlund and Rob Caylor, developers of the One East and One West projects, renovated floors 3-5 at the historic Chase Bank building located at 2 E Congress Street into 21 market-rate urban lofts. The lofts range from 398-845 sq ft and are available in seven different floor plans. There is a streetcar stop located immediately outside the entrance to the apartments, and units provide excellent views of A Mountain.

29



WEST END STATION

Gorman & Company, Inc. and the Gadsden Company are joint developers for West End Station, a \$12 million, 70-unit housing development located at 855 W Congress Street. West End Station will be built along the streetcar line near Mercado San Agustín and the future Caterpillar headquarters building. The development offers affordable housing and has been awarded low income housing tax credits (LIHTC). A ground breaking ceremony was held on July 11, 2017, and construction is expected to be completed by early Fall 2018.

30



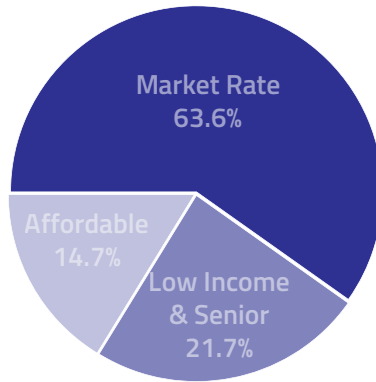
THE WESTERNER & WEST POINT APARTMENTS

COPE Community Services and Carhuff + Cueva Architects are redeveloping The Westerner building, which originally opened as a hotel in 1949. The existing four-story building will undergo a renovation for offices and ground floor retail. A new six-story tower will be erected on the east side of the lot, creating 50 homes for low-income seniors and veterans. The project was approved for low-income housing tax credits (LIHTC) in 2016. Demolition of the old one-story building at 20 E Broadway Blvd is complete.

DOWNTOWN TUCSON HOUSING FORECAST SUMMER 2017

NEW HOUSING PROJECTS

Housing Category	# Homes
Market-rate	518
Low-income & Senior	177
Affordable	120
Student	0
Total	815



New homes to be completed in 2017 **120** New homes projected for 2018 **695**

RESIDENTS

5,100 within one-half mile

14,400 within one mile

APARTMENTS

total units **1,310** occupancy **95.6%**

average rate **\$1.65/sq ft**

REAL ESTATE

houses sold **45** average price **+4.1%**

average days on market **-14.2%**

HOUSING DEVELOPMENT PROJECTS

COMPLETED, UNDER CONSTRUCTION, & PROPOSED

Project Name	Location	Type	Units	Status	Developer
1 Coronado, The	402 E 9th St	Market-rate	30	Construction underway; Completion December 2017	Carbon Cabo LLC
2 Downtown Motor Apartments	383 S Stone Ave	Low income, Senior	44	Completed March 2017	Compass Affordable Housing
3 Flash Apartments	834-836 S 6th Ave	Market-rate	31	Planning/Design	Dabdoub
4 La Placita Village	Broadway & Church	Market-rate	240	Demolition of existing site July 2017; Completion 2019; GPLET	HSL Properties
5 Two East Lofts	2 E Congress St	Market-rate	21	Renovations on floors 3-5 have been renovated into urban lofts.	Wadlund & Caylor
6 Mordasini Villas	19 W 17th St	Market-rate	7	Construction underway with delays, completion summer 2018	Renee Morton
7 Seventh Avenue Commons	529 N 7th Ave	Affordable	50	Under construction through early 2018	Gardner Capital Development
8 McCormick	201 S Stone Ave	Market-rate	25	Completed April 2017	Holualoa Cos. & Scotia Group
9 Marist, The	111 S Church Ave	Low income, Senior	75	LIHTC Awarded; Construction underway July 2017	Catholic Diocese of Tucson
10 Marist at Cathedral Square, The	235 S Church Ave	Senior	8	Renovations underway	Catholic Diocese of Tucson
11 Menlo Park Row Houses	Mercado District	Market-rate	9	Projected start end of year 2017	Gadsden Co. & Pure Build
12 Rendezvous Urban Flats	1 W Congress St	Market-rate	100	Projected start fall 2017	Aerie Development LLC
13 Trinity Mixed-Use	400 W University	Market-rate	55	Zoning change approved in February 2017	R+R Development & Bourn Cos.
14 West End Station	Mercado District	Affordable	70	LIHTC Awarded; Construction timeline July 2017-September 2018	Gadsden Company
15 West Point Apartments	10 E Broadway Blvd	Low income, Senior	50	LIHTC Awarded; Demolition of 1-story portion of existing building complete	La Frontera Partners

Total number of homes projected, 2017 & 2018 **815**

POTENTIAL PROJECTS

Project Name	Location	Type	Units	Status	Developer
1 44 East	44 E Broadway Blvd	Market-rate	-	Planning/Design	Peach Properties
2 Arena Site	Congress St & I-10	Market-rate	96	Planning/Design	Nor-Generations
3 Block 175	Franklin & Church	Affordable	138	Planning/Design	-
4 141 South	141 S Stone Ave	Market-rate	87	Planning/Design	Holualoa Companies
5 Mark at Tucson, The	931-949 E Broadway Blvd	Student	222	Construction timeline summer 2017 - summer 2019	Landmark Properties
6 Monier, The	Mercado District	Market-rate	122	Planning/Design	Gadsden Co. & Holualoa Cos.
7 Paseo Redondo Lot	450 W Paseo Redondo	Market-rate	-	City of Tucson RFP 1st Qtr 2017	-
8 Platform Site	Toole & Stone	Market-rate	-	Planning/Design	Town West, JL Properties
9 Powell Lot	246 E Broadway Blvd	Market-rate	-	Under negotiations	Phoenix developers
10 Ronstadt Transit Center	215 E Congress St	Market-rate	274	COT development agreement negotiations; FTA approval pending	Peach Properties
11 West Abbey, The	Mercado District	Market-rate	128	Construction Late 2017	Gadsden Company

Total number of homes projected, 2019 and later **1,067**

DOWNTOWN TUCSON BUSINESS TRENDS SUMMER 2017

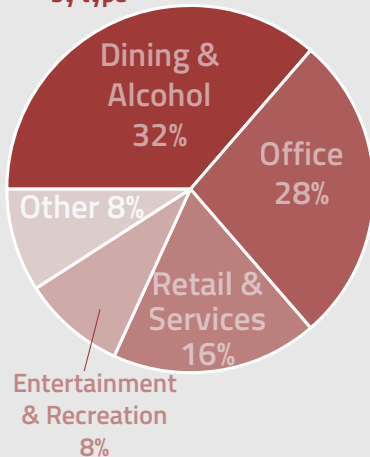
2017 by the numbers

BUSINESS

25

New businesses opened

Breakdown
by type



COMMERCIAL SPACE

29,258

Square feet absorbed

2017 NEW BUSINESSES

Date	Business Name	Address	Category
Aug	Hard Volume CrossFit	127 S 4th Ave	Fitness
July	The Nerd Gym	15 E Toole Ave	Fitness
June	Arizona Bowl	147 N Stone Ave	Office
May	Even Stevens	178 E Broadway Blvd	Restaurant
May	Nova Home Loans	236 S Scott Ave	Office
May	Pokezone Sushi	58 W Congress St	Restaurant
May	Exo Roast Co	236 S Scott Ave	Restaurant
May	Funky Monk	350 E Congress St	Bar
May	Broadstone, LLC	1 S Curch Ave	Office
May	Doug Newborn Law PLLC	100 N Stone Ave	Office
Apr	HealthOn Broadway	1 W Broadway Blvd	Medical
Apr	The UPS Store	31 N 6th Ave	Retail
Apr	Scented Leaf Tea House & Lounge	308 E Congress St	Restaurant
Apr	English Salon & Spa	27 N Scott Ave	Retail
Apr	Advence	100 N Stone Ave	Office
Apr	Ace of Escape	236 S Scott Ave	Entertainment
Apr	McCormick Apartments	201 S Stone Ave	Housing
Mar	Atmosphere Commercial Interiors	88 E Broadway Blvd	Retail
Mar	MiAn Sushi & Asian Bistro	88 E Broadway Blvd	Restaurant
Feb	Downtown Motor Hotel Apts	338 S Stone Ave	Housing
Feb	Martin Drug Co. Bar	300 E Congress St	Bar
Feb	Carollo Engineers, Inc	1 S Church Ave	Office
Jan	Better Business Bureau	120 N Stone Ave	Office
Jan	Crossfit Milo	301 W 4th St	Fitness
Jan	Simplicit	330 S Scott Ave	Restaurant

NEW BUSINESSES PROJECTED TO OPEN IN 2017

Date	Business Name	Address	Category
Sept	AC Hotel Tucson by Marriott	151 E Broadway Blvd	Hotel
Aug	Anello Pizza	222 E 6th St	Restaurant
Dec	Avenue Boutique	W Cushing St	Retail
Dec	Beaut Burger	W Cushing St	Restaurant
Fall	Cobra Arcade Bar	63 E Congress St	Entertainment
July	Desert Vintage	403 N 6th Ave	Retail
Dec	Fat Noodle	W Cushing St	Restaurant
Dec	Isabella's Icecream	W Cushing St	Restaurant
Aug	Let's Sweat	18 E 6th St	Fitness
Dec	Luca Ryann	W Cushing St	Retail
Dec	Many Mouths One Stomach	W Cushing St	Office
Fall	Marriott restaurant tenant	151 E Broadway Blvd	Restaurant
Fall	Marriott retail tenant	151 E Broadway Blvd	Retail
Fall	Mister Car Wash (2nd location)	415 N 6th Ave	Office
Aug	Nestlé Toll House Café	17 N Stone Ave	Restaurant
Dec	Now or Never	W Cushing St	Retail
Fall	Pizzeria Bianco	123 S Stone Ave	Restaurant
Sep	The Royal Room	450 N 6th Ave	Bar
Dec	Transit Cycle (move & expansion)	W Cushing St	Retail
Dec	Westbound	W Cushing St	Bar
Dec	Why I Love Where I Live	W Cushing St	Office

2016 NEW BUSINESSES

Date	Business Name	Address	Category
Dec	aka Deli & Bakeshop	100 S Ave Convento	Restaurant
Nov	Owl's Club	236 S Scott Ave	Restaurant
Nov	Urban Pita	345 E Congress St	Restaurant
Nov	One West	1 W Broadway Blvd	Housing
Nov	Crooked Tooth Brewery	228 E 6th St	Brewery
Oct	New Pueblo Tech	439 N 6th St	Retail
Oct	Kaiser Business Interiors	20 E Congress St	Retail
Oct	Wasted Grain	350 E Congress Ave	Bar
Oct	Welcome Diner	902 E Broadway Blvd	Restaurant
Aug	Cirrus Visual	602 N Stone Ave	Office
Jul	Arizona Roadrunners	175 W Broadway Blvd	Entertainment
Jul	Caterpillar, Inc	97 E Congress St	Office
Jul	Autobahn Racing Speedway	300 S Toole Ave	Entertainment
Jul	AZ Daily Star This is Tucson	1 W Broadway Blvd	Office
Jul	Coffee X Change	1 S. Church Ave	Restaurant
Jul	Senae Thai Bistro	63 E Congress St	Restaurant
Jul	Southern Arizona Workspace	175 E 7th St	Event space
Apr	The Screamerly	250 E Congress St	Restaurant
Apr	Charro Steak	188 E Broadway Blvd	Restaurant
Apr	El Rio Community Health Center	450 W Paseo Redondo	Office
Apr	Elvira's	256 E Congress St	Restaurant
Mar	Rival Sneakers	245 E Congress St	Retail
Feb	The Carriage House	125 S Arizona Ave	Event space
Feb	The Littlest Pub	657 W St Mary's Rd	Brewery
Jan	Batch Café	118 E Congress St	Bar

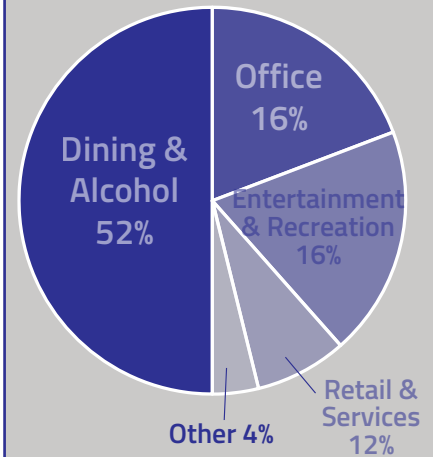
On average, a new business opens every **2** weeks

2016 by the numbers

BUSINESS
25

New businesses opened

Breakdown by type



COMMERCIAL SPACE

143,342

Square feet absorbed

BUSINESSES CLOSED PERMANENTLY

Date	Business Name	Address	Category
2017			
June	Bank of America	33 N Stone Ave	Bank
May	DeWitt Designs	415 N 6th Ave	Retail
May	Riveted	40 W Broadway Blvd	Retail
May	Simplicit	330 S Scott Ave	Restaurant
Apr	Wig-O-Rama	98 E Congress St	Retail
Apr	Tucson Olive Central	222 E Congress St	Retail
Feb	Wasted Grain	350 E Congress St	Bar
2016			
Nov	Sonoran Wings & Seafood	100 N Stone Ave	Restaurant
Sept	World of Beer	350 E Congress St	Bar
Sept	Pizzeria Bianco	272 E Congress St	Restaurant
July	Proper	300 E Congress St	Restaurant
July	Bernardo's	17 N Stone Ave	Restaurant
July	Deb's Café	110 S Church Ave	Restaurant
July	AFSCME Local 449	10 S Church Ave	Office
July	Civano's Hair Studio	110 S Church Ave	Retail
July	SW Soul Curcuit	110 S Church Ave	Office
July	Slokum Sparks PC Law	110 S Church Ave	Office



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