

ICONIC RESTAURANT W/ PATIO

SEC Broadway Blvd & Tyndall Ave | Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR

FOR LEASE



CUSHMAN & WAKEFIELD | PICOR

ICONIC RESTAURANT W/ PATIO

SEC Broadway Blvd & Tyndall Ave | Tucson, AZ



PROPERTY DETAILS

Available	3,929 SF
Lease Rate	Contact Agent
NNN Cost	Contact Agent
Zoning	Planned Area Development (PAD per CoT)
Address	902 E Broadway Blvd, Tucson, AZ 85719

HIGHLIGHTS

- Former **Welcome Diner** location with strong local recognition
- Turnkey restaurant opportunity – existing layout well-suited for full-service or casual dining concepts
- Potential for an expanded patio or outdoor dining area
- Prime frontage on Broadway Blvd with prominent signage available
- Well-positioned in a dense, established trade area near downtown and the university

TRAFFIC COUNTS

Broadway Blvd	35,480 VPD (2024)
Euclid Ave	25,921 VPD (2024)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	20,394	\$66,814	26,386
3 Miles	118,746	\$71,079	75,340
5 Miles	297,153	\$70,553	159,970

Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712
Rob Tomlinson / Principal / rtomlinson@picor.com / +1 520 240 4299

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
12/22/2025*

Cushman & Wakefield Copyright 2025. Artificial intelligence (AI) may have been used in the drafting or creation of this document. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

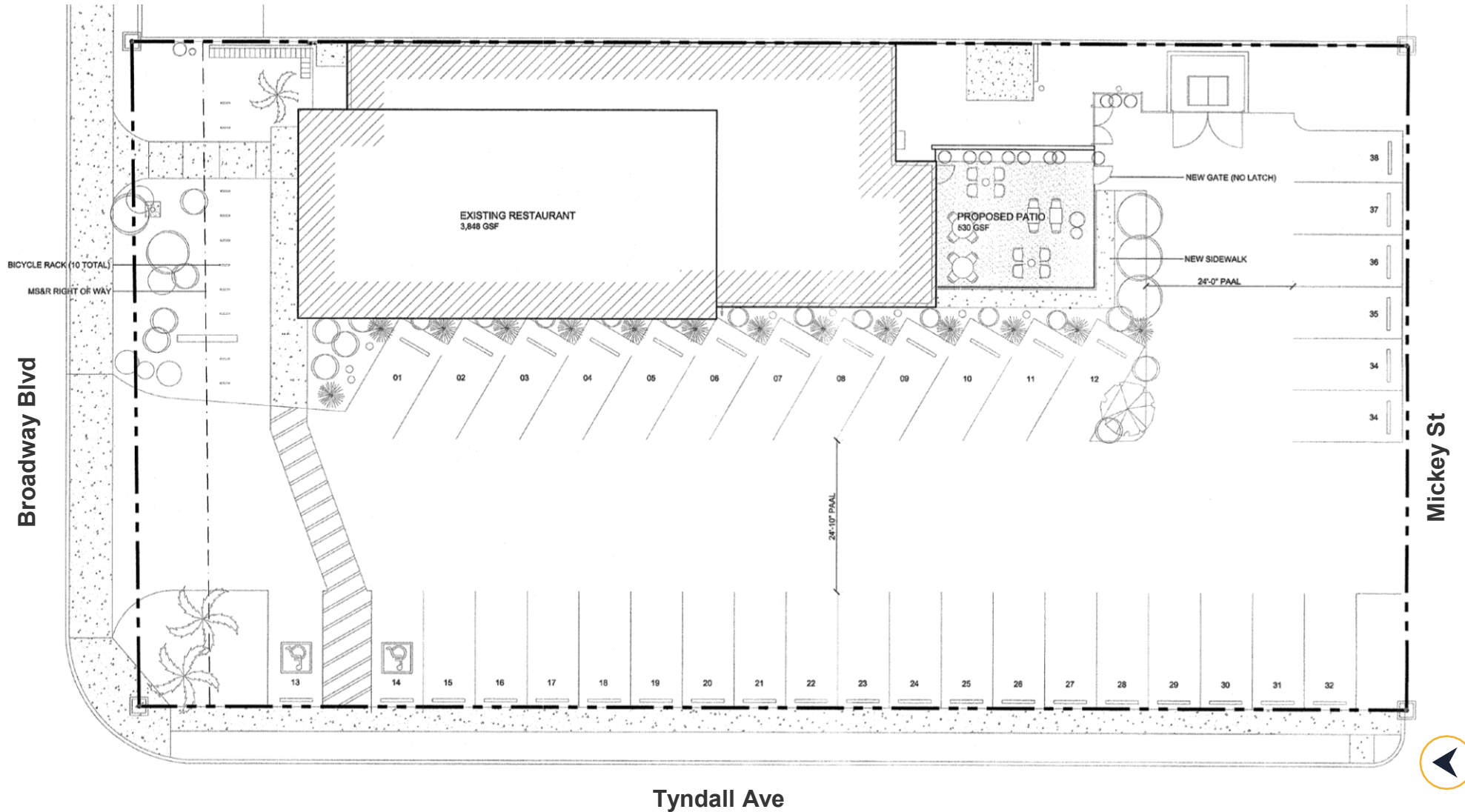
ICONIC RESTAURANT W/ PATIO

SEC Broadway Blvd & Tyndall Ave | Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR

SITE PLAN



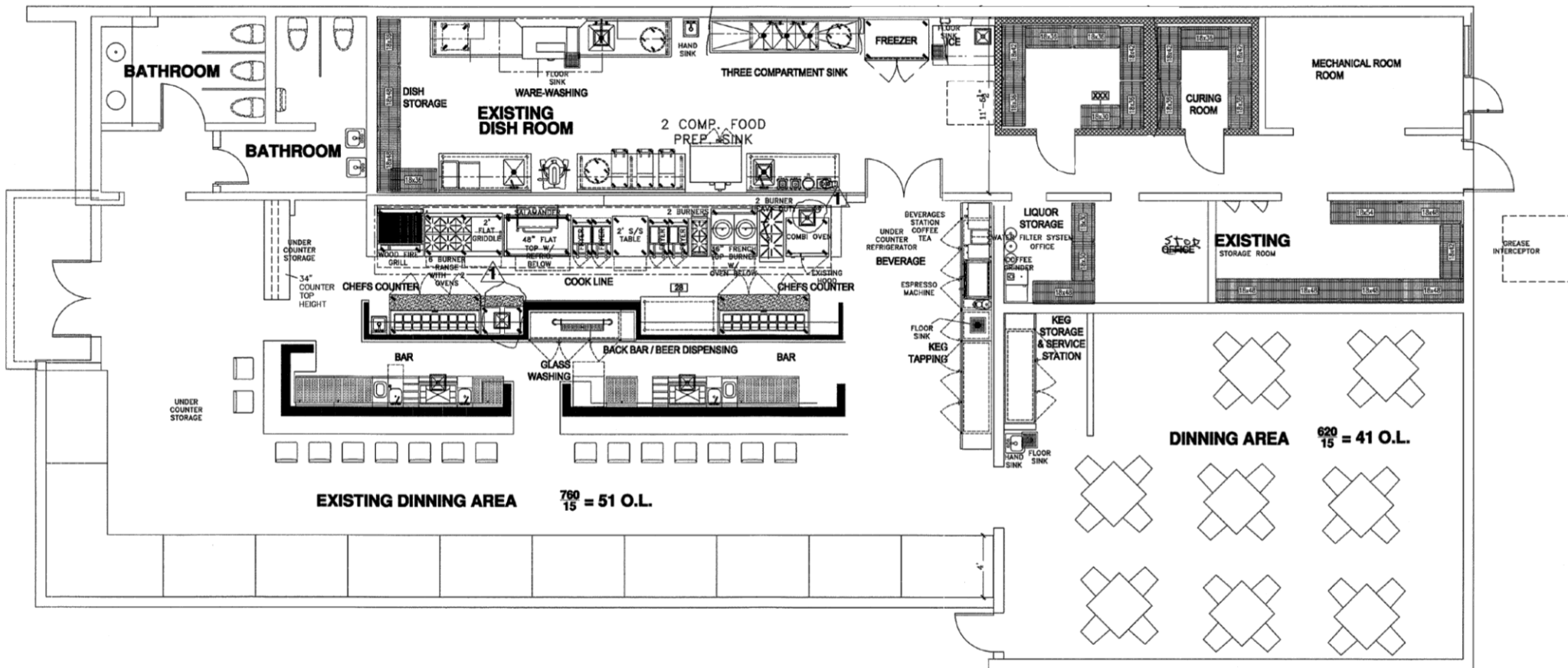
Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712
Rob Tomlinson / Principal / rtomlinson@picor.com / +1 520 240 4299

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
12/22/2025

Cushman & Wakefield Copyright 2025. Artificial intelligence (AI) may have been used in the drafting or creation of this document. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

SEC Broadway Blvd & Tyndall Ave | Tucson, AZ

FLOOR PLAN



Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712
Rob Tomlinson / Principal / rtomlinson@picor.com / +1 520 240 4299

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
12/22/2025

Cushman & Wakefield Copyright 2025. Artificial intelligence (AI) may have been used in the drafting or creation of this document. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

ICONIC RESTAURANT W/ PATIO

SEC Broadway Blvd & Tyndall Ave | Tucson, AZ



Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712
Rob Tomlinson / Principal / rtomlinson@picor.com / +1 520 240 4299

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
12/22/2025

Cushman & Wakefield Copyright 2025. Artificial intelligence (AI) may have been used in the drafting or creation of this document. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

ICONIC RESTAURANT W/ PATIO

SEC Broadway Blvd & Tyndall Ave | Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR

