

69 E. Broadway Blvd.

Sun Link Tucson Streetcar will connect two major economic engines, the University of Arizona and the diversified downtown employment, residential and cultural communities.

Infrastructure:
\$56 million

Stops:
18

Route:
3.9 Miles

Daily Riders:
5-7000

Residential Population Near 69 E. Broadway Blvd.

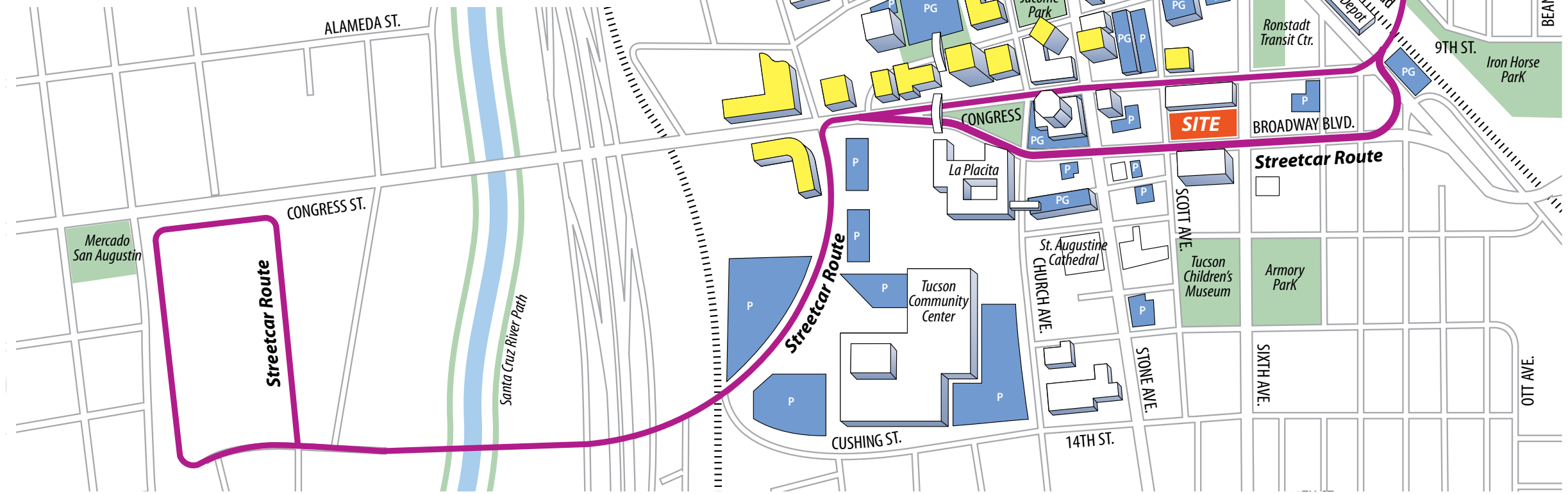
| | |
|----------------|----------------|
| One-mile | Two-mile |
| 13,401 | 54,285 |
| Three-mile | Five-mile |
| 109,656 | 286,573 |

Housing Units

Since the year 2000, housing units increased 12.3% on a one-mile radius and 11.5% on a two-mile radius

| Year | One-mile | Two-mile |
|-------------|--------------|---------------|
| 2000 | 5,505 | 18,288 |
| 2012 | 6,003 | 19,743 |

- Sun Link Tucson Streetcar
- City, County, State and Federal Government Offices
- Parks and Shared-use Paths
- 69 E. Broadway Blvd.
- Parking lots and Structures



The parcel is bordered by Congress Street, Broadway Boulevard, Sixth Avenue and Scott Avenue in the heart of downtown (view looking south).

69 E. Broadway Blvd.

Geographic and Demographic Highlights

Tucson is the second largest metropolitan area in the State of Arizona. It is the County Seat for Pima County. It is the center for commerce and industry in Southern Arizona and much of the Southwest.

Downtown Tucson consists of a diversified employment center including government offices, hospitals, a convention center, hospitality and lodging facilities, restaurants, night clubs and a myriad of artistic venues, museums, cultural and community attractions.

At the nucleus of a vibrant commercial atmosphere is a sustainable residential community comprised of high-density apartments, condos and townhouses with a less-dense configuration of single family detached housing.

Description

The site size is approximately 28,780 square feet, rectangular with 267 feet along Broadway Boulevard, and approximately 114 feet of frontage on Sixth Avenue, and approximately 106 feet frontage along Scott Avenue.

The site has level topography and it is at street grade, with all utilities available.

Downtown Heritage Incentive Zone

The purpose is to stimulate reinvestment in the downtown area. Maximum building height is 300 feet, maximum floor area ratio 10.5.



The Plaza Centro mixed-use development is an example of the Transit Oriented Development occurring in the downtown area.

Downtown Economic Engine

- Sun Link Tucson Streetcar
- Restaurants and nightclubs
- Major community events
- Infrastructure and government projects
- Residential projects
- Historic restoration and renovation projects
- An integrated shared-use trail system easily accessible to the urban resident

Major Downtown Area Employers

FEDERAL GOVERNMENT:

- District Court
- Homeland Security
- Social Security
- Internal Revenue Service

STATE OF ARIZONA

- Health and Human Services
- Department of Revenue

PIMA COUNTY:

- County Administration
- Public Works
- Elected Officials
- Justice Courts

PRIVATE EMPLOYERS

- Unisource
- Provident Development Corp.
- The Sonoran Institute
- National Institute for Civil Discourse
- Madden Media
- Various Legal Firms
- Entertainment and Artistic Venues

Nearby Neighborhoods

There are nineteen vibrant neighborhoods within three miles of the parcel.

- Barrio Anita
- Dunbar Spring
- West University
- El Presidio
- Pie Allen
- Rincon Heights
- Iron Horse
- Barro Viejo
- Armory Park
- Miles
- Barrio San Antonio
- Millville
- Santa Rita Park
- Barrio Santa Rosa
- Barrio Kroeger
- Menlo Park



The Sun Link Tucson Streetcar: Connecting downtown to the University of Arizona, Main Gate Square, Fourth Avenue and the historic west side neighborhoods.

