EXCLUSIVE OFFERING MEMORANDUM

3540 E Grant Road | Tucson, AZ

Historic Bar — Owner Operator Opportunity

SOUTHWEST
URBAN
COMMERCIAL

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EXECUTIVE SUMMARY

The Mint, a historic Tucson establishment operating continuously since 1934, presents a rare opportunity to acquire an iconic bar with deep roots in Arizona's cultural and nightlife scene. The Mint enjoys strong visibility, steady foot traffic, and a loyal customer base. Its longstanding reputation, combined with a full liquor license and operational infrastructure, offers both a turnkey investment and a platform for future growth.

The property includes both the real estate and business, making it ideal for owner-operators or investors seeking a stabilized asset and profitable business. With minimal competition in the immediate area and room for concept modernization or expansion, The Mint stands poised for its next chapter. This is more than a bar—it's a piece of Tucson history with lasting appeal and proven performance.

INVESTMENT OVERVIEW

HISTORIC BAR — OWNER OPERATOR OPPORTUNITY

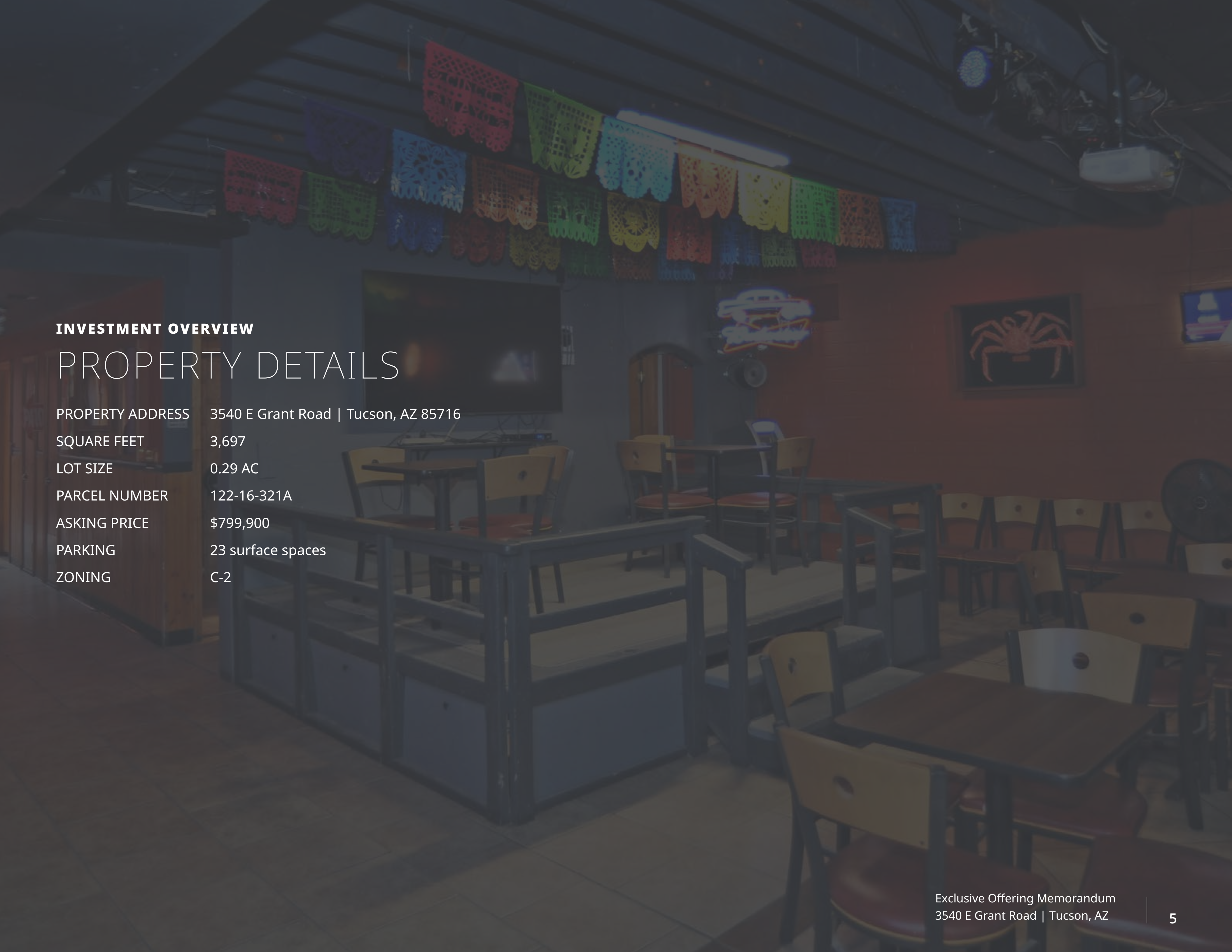
This offering presents a rare opportunity to acquire The Mint, a fully operational bar and live music venue with deep roots in Tucson's nightlife scene. Originally established in 1934 and relocated to its current location in 1966, the building was purpose-built for bar operations and has served as a staple of local entertainment for decades. The ±3,697 square foot structure sits on a ±0.29-acre lot and includes 23 on-site parking spaces—an exceptional amenity in this central Tucson location. Zoned C-2 and equipped with a Series 6 liquor license, the property is ideal for owner-users, hospitality operators, or investors looking to reposition a legacy asset.

The Mint benefits from strong visibility along a well-trafficked corridor in mid-town, providing easy access from all parts of the city. Its freestanding layout, stage and sound infrastructure, and full-service bar setup make it turnkey for continued use, while the zoning and lot configuration also support adaptive reuse or concept redevelopment. Whether maintained as a historic bar with loyal patronage or transformed into a new hospitality or retail experience, this property offers a compelling blend of character, location, and value-add potential.

Site Features

- ±3,697 SF freestanding building purpose-built for bar use
- ±0.29-acre lot with 23 dedicated on-site parking spaces
- Active Series 6 liquor license (bar and package sales)
- C-2 zoning allows for a variety of commercial applications
- Includes stage, bar infrastructure, and live entertainment setup.

This is a rare opportunity to own a piece of Tucson history and capitalize on the continued growth of the city.



INVESTMENT OVERVIEW

PROPERTY DETAILS

PROPERTY ADDRESS	3540 E Grant Road | Tucson, AZ 85716
SQUARE FEET	3,697
LOT SIZE	0.29 AC
PARCEL NUMBER	122-16-321A
ASKING PRICE	$799,900
PARKING	23 surface spaces
ZONING	C-2

QUICK FACTS

Fewer than 75,000 square feet of new retail space delivered in Tucson over the past 12 months

Active development pipeline accounts for less than 0.5% of existing retail inventory in the urban core

Over $210 million in retail and mixed-use property sales recorded across Tucson in the past year

LOCATION OVERVIEW

TUCSON, ARIZONA

Tucson's central commercial real estate market offers stable demand, limited new development, and strong appeal to owner-users and investors. As Arizona's second-largest city, Tucson supports a diverse mix of hospitality, retail, and service-oriented users, particularly along major corridors like Grant Road.

Market Dynamics
Midtown Tucson, including Grant Road, remains a high-demand area due to its visibility, accessibility, and proximity to the University of Arizona, Downtown, and major employers. Vacancy rates are moderate, driven by end-user demand rather than speculative turnover.

Tenant and Use Trends
The area supports a mix of bars, restaurants, specialty retail, and local service providers. Buildings with existing infrastructure—such as liquor licenses, kitchens, or parking—are highly sought after by users looking to avoid high retrofit costs.

Development and Supply
New development is limited and typically user-driven, helping preserve rental stability and demand for older, adaptable buildings like The Mint.

Rent Growth and Investment
Rental rates have grown steadily, fueled by tight supply and consistent user demand. Investors are increasingly targeting centrally located properties with character and repositioning potential—making The Mint a rare find in a maturing urban corridor.

DEMOGRAPHICS

$49,102
MEDIAN HH INCOME

174,960
TOTAL POPULATION

153,214
EMPLOYED POPULATION

34.1
MEDIAN AGE

	1 MILE	3 MILES	5 MILES
MEDIAN AGE	37.7	34.1	34.1
MEDIAN HH INCOME	$44,210	$49,102	$51,934
TOTAL POPULATION	39,049	174,960	330,501
TOTAL EMPLOYED POPULATION	33,917	153,214	283,254

Southwest Urban is a boutique real estate firm with residential and commercial brokerages, general contracting, development, and property management. Founded in 2012 by the principals, Southwest Urban offers unique and diversified investment opportunities for private equity real estate investors.

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