



# 2025

# ANNUAL REPORT

FOR THE

JOINT LEGISLATIVE COMMITTEE ON CAPITAL REVIEW

# Overview: Restaurant & Retail Projects

All FY2025 Projects

Restaurant/Retail	Developer	Local vs Non-Local	RN Investment	Project Investment
Batch – 2nd Floor	Ronnie & Christian Spece	Local Restaurateur	175,000	350,000
Café Francais	Noelle & Daniel Martinez	Local Restaurateur	102,935	242,720
Cal’s Bakeshop	Terry Kyte & Cal Orellana	Local Restaurateur	193,796	385,592
Cold Beer and Cheeseburgers	Evergreen	Franchise	2,300,000	4,600,000
Copal	Alex Bohon	Local Restaurateur	123,666	553,462
De Novo	Will Moyer	Local Restaurateur	580,000	1,160,000
Elliott's	Billy Elliott	Local Restaurateur	23,486	46,971
Gibson's Food Hall & Market	Nick Wayne	Local Entrepreneur	487,945	1,402,891
Herbert's Deli	Gadsden	Local Developer	116,000	351,743
MSA Annex Commissary	Gadsden	Local Developer	116,000	299,519
MSA Annex Expansion	Gadsden	Developer	400,000	1,025,512
The Rodger	Marcel Dabdoub, Charlie Levy, David Slutes	Local Entrepreneur	1,467,812	4,000,000
UPS Store	Scott Goldsmith	Local Entrepreneur, Franchise	45,000	116,933
Vertigo Wines	Kristel & Dominic Johnson	Local Entrepreneur	98,500	197,000
Zeke's Pizza	Zeke Gebrekidane	Local Entrepreneur	237,488	2,103,502
	TOTAL		6,467,628	16,835,845

# Overview: Other Projects

All FY2025 Projects

Other	Developer	Local vs Non-Local	RN Investment	Project Investment
Downtown Tucson Partnership	DTP	Local	246,105	246,105
Indoor Football League	IFL, Sugar Skulls	Franchise	333,000	333,000
Moxy Hotel	Tucson Urban, LLC	Local Developer, Franchise	4,800,000	33,027,082
Mural Program	RN Project	Local Artists	300,000	300,000
Roadrunners Hockey	Coyotes	Franchise	240,000	240,000
Skate Park	City of Tucson & Community Members	Local	200,000	1,550,000
Small Business Grants	Groundswell, RN	Local Businesses	250,000	250,000
			<b>6,369,105</b>	<b>35,946,187</b>

## FY2025

**22**

PROJECTS



**13M**

RN INVESTMENT



**53M**

PRIVATE  
INVESTMENT

Projects over \$500,000 are highlighted on the following pages.



# Cold Beer & Cheeseburgers

Projects Over \$500,000

A new, in-demand franchise is set to open in a currently vacant storefront at Park Place Mall. The renovation plans include 500 square feet of new patio space and 7,486 square feet for the restaurant.

## **Rio Nuevo District Investment:**

\$2.3M

## **Developer Investment:**

\$4.6M

## **Timeline:**

In process, construction ongoing

**Developer:** Evergreen

# De Novo

Projects Over \$500,000

Downtown's newest spot for dining, shopping, and drinks—this restaurant, market, and taproom serves the heart of the El Presidio Neighborhood.

## **Rio Nuevo District Investment:**

\$580,000

## **Developer Investment:**

\$1.2M

## **Timeline:**


Completed

**Developer:** Will Moyer



# Moxy Hotel

Projects Over \$500,000



Downtown's newest hotel features 134 rooms and embraces the Marriott Moxy concept, offering compact accommodations designed to inspire guests to get out and explore the city and its vibrant surroundings.

**Rio Nuevo District Investment:**

\$4.8M

**Developer Investment:**

\$33M


**Timeline:**

Construction to start 2026

**Developer:** Tucson Urban, LLC

# The Rodger

Projects Over \$500,000



Venue developer Charlie Levy and Entertainment Director David Slutes are transforming the former Old Pueblo Club into a new arts hub. The project will feature a stage, café, and second-floor office space. The Rio Nuevo District is supporting the \$4 million project with an investment of \$1,467,812.

**Rio Nuevo District Investment:**

\$1.4M

**Developer Investment:**

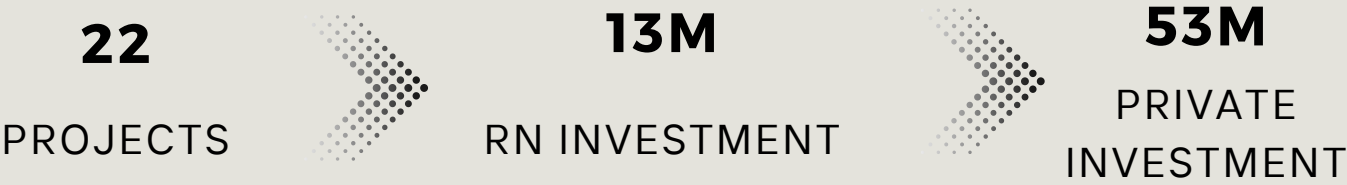
\$4M

**Timeline:**

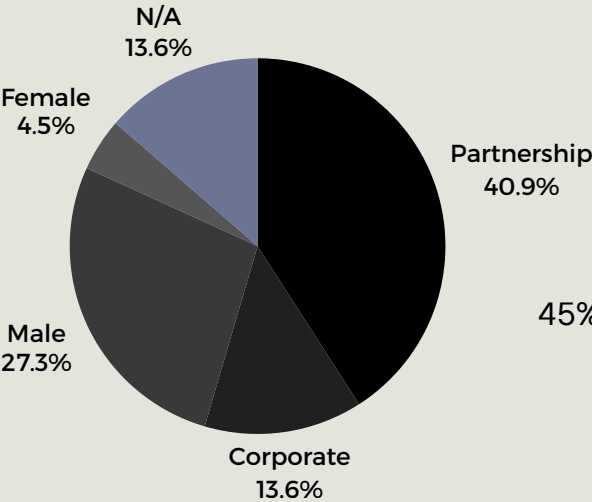
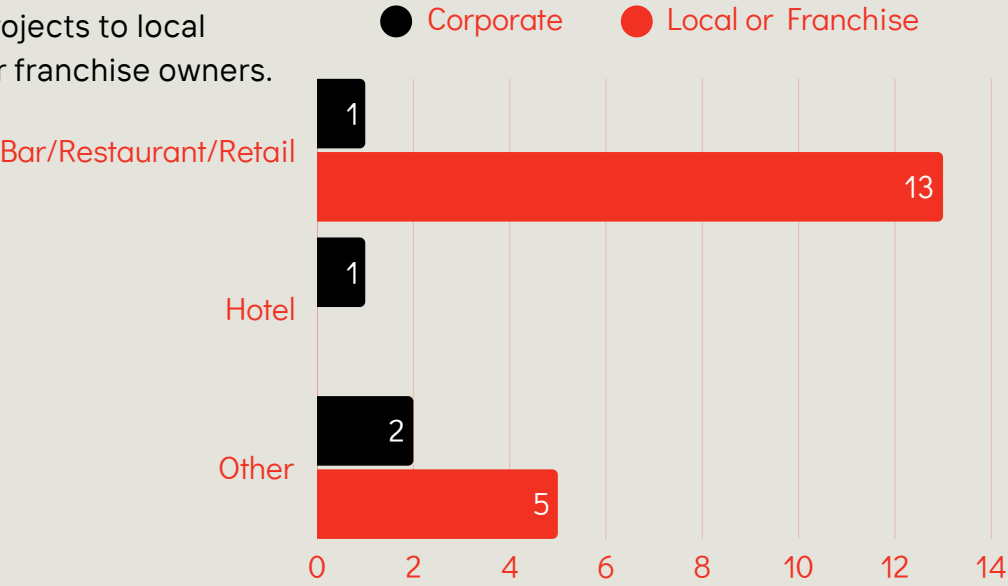
In process, construction ongoing

**Developer:** Marcel Dabdoub, Charles Levy, David Slutes

# FY2025 Stats



82% of District-funded projects to local developers, entrepreneurs, or franchise owners.



Project Ownership  
45% Partnership + Female-Owned Projects

# FY2026

FY2026 promises an exciting lineup of new initiatives, including a mixed-use development, continued renovations and enhancements to the historic Sosa-Carrillo House, vibrant new murals, a rebranding of the Rio Nuevo District, and much more.

Stay tuned!



[www.RioNuevo.org](http://www.RioNuevo.org)

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