

# NEC 4<sup>TH</sup> AVE & 5<sup>TH</sup> ST

600-606 N. 4<sup>TH</sup> AVENUE, TUCSON, AZ 85705



WE ARE  
THE CENTER  
OF RETAIL

For Sale | 4<sup>th</sup> Avenue Retail



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WAKEFIELD



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## RETAIL SPACE

Total 4,200 SF

## SALE PRICE

\$520,000

## TAX PARCEL NO.

117-04-058C

## LAND SIZE

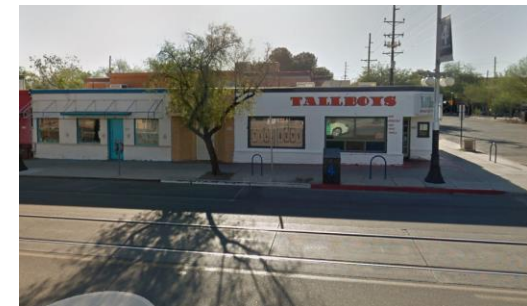
8,533 SF

## NEIGHBORING TENANTS

Sky Bar, Brooklyn Pizza, BOCA Tacos y Tequila, Creations, Food Conspiracy Co-op, Antigone Books & More

## COMMENTS

- Located on the Historic Fourth Avenue shopping district
- Tucson Streetcar (SunLink) route runs down 4<sup>th</sup> Avenue from Banner UMC, the U of A to Downtown Tucson
- Zoned C-3, City of Tucson
- Tallboys restaurant is on a long term lease- inquire for details
- Other tenants are on short term leases



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION



TOTAL RETAIL  
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	19,295	\$40,807	41,996	\$130 M
3 Miles	118,714	\$48,413	101,626	\$1.01 B
5 Miles	288,233	\$49,636	195,101	\$2.57 B

**Greg Furrier / Principal / gfurrier@picor.com / +1 520 546 2735**

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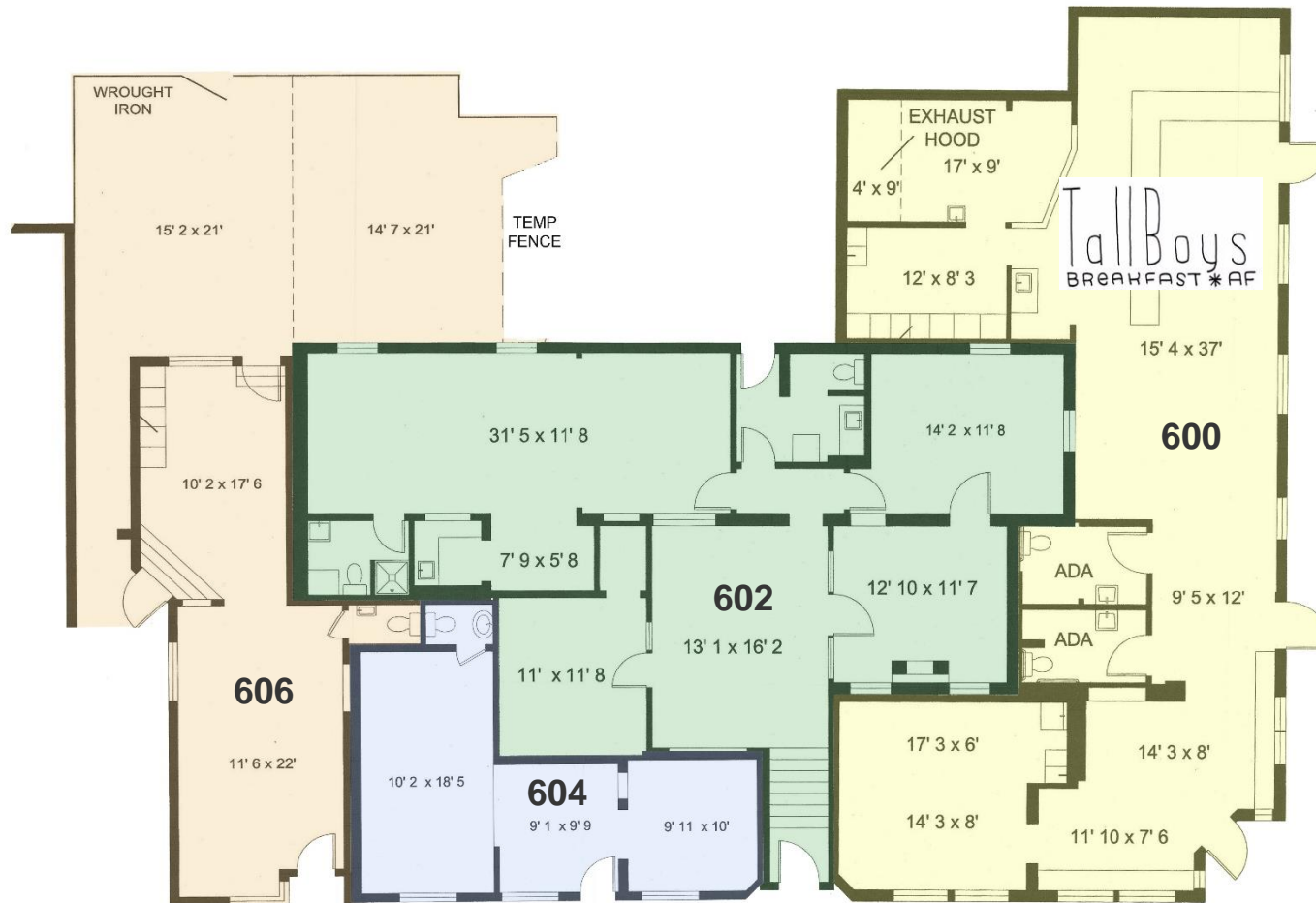


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## FLOOR PLAN



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## FOURTH AVENUE NEIGHBORHOOD



The Fourth Avenue district is a genuine Tucson experience, offering an unexpected diversity of independently-owned local shops, restaurants, bars, bookstores, cafes, clubs, and specialty stores. Discover something new each visit! Fourth Avenue promises a totally authentic and unmatched adventure in the heart of Tucson, Arizona.

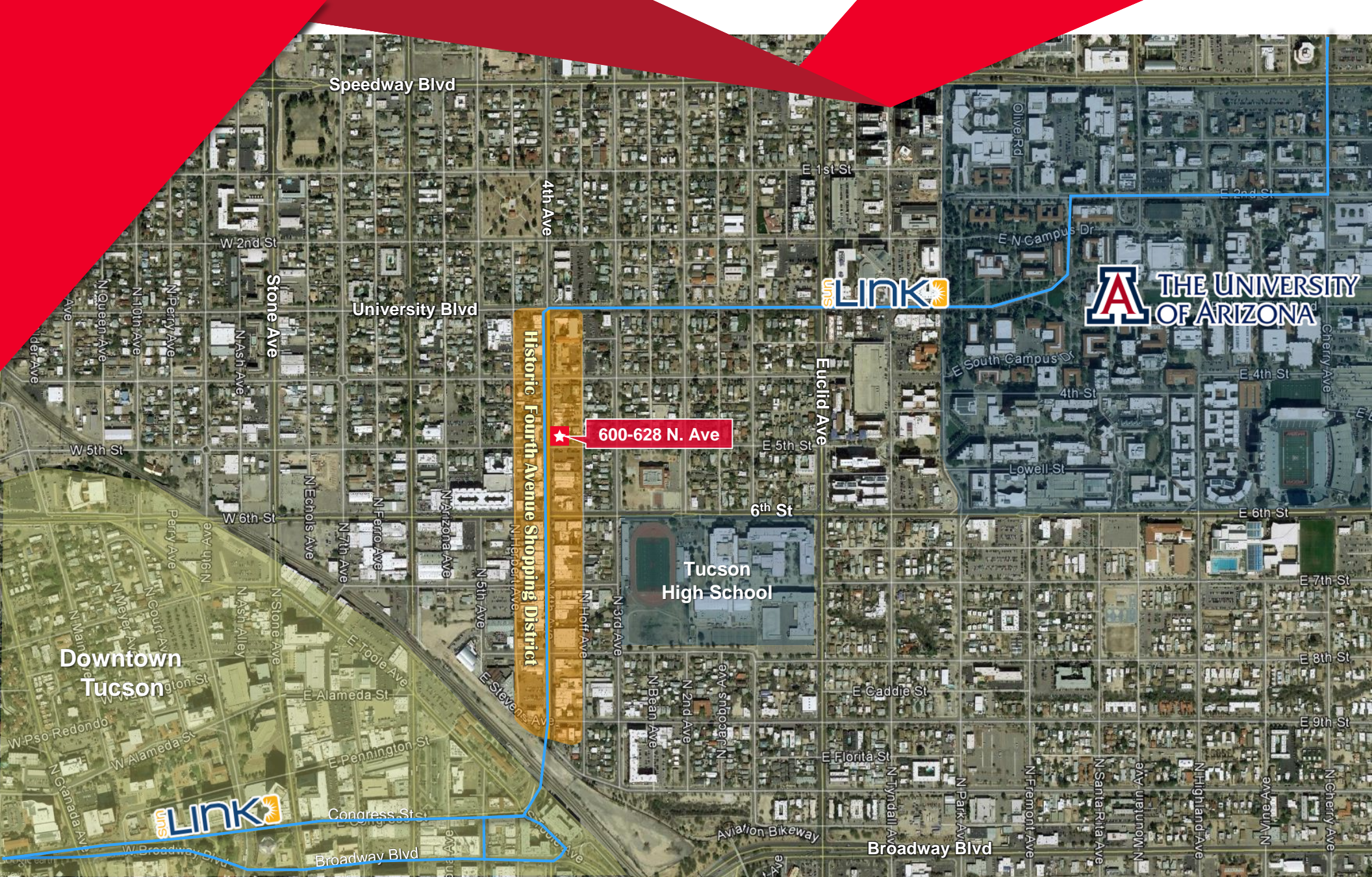
For a directory of merchants, visit [FOURTHAVENUE.ORG](https://fourthavenue.org)



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A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client.

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