

310-314 E. 6TH STREET

TUCSON, AZ 85705



WE ARE
THE CENTER
OF RETAIL

For Lease | Historic Building Near 4th Ave Shopping District



Ryan McGregor / rmcgregor@picor.com / +1 520 546 2748
PICOR.COM

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RETAIL SPACE

#314 – 1,150 SF

LEASE RATE

\$1,391.50/Month, MG

CAM CHARGES

\$40.00/Month

NEIGHBORING TENANTS

The District on 5th, Mr. Heads, Lindy's on 4th, Caruso's, BOCA Tacos & Tequila, Food Conspiracy Co-Op & More

COMMENTS

- Historic Joesler designed building
- Directly Across from The District on 5th and new development Union on 6th student housing
- Steps away from the historic 4th Avenue Shopping District
- Creative Retail /Office space with high ceilings and great natural light



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE HOUSEHOLD INCOME



DAYTIME POPULATION



TOTAL RETAIL EXPENDITURE

1 Mile	16,254	\$44,896	44,088	\$123.84 M
3 Miles	56,472	\$47,061	73,339	\$450.16 M
5 Miles	116,547	\$50,229	100,610	\$981.12 M

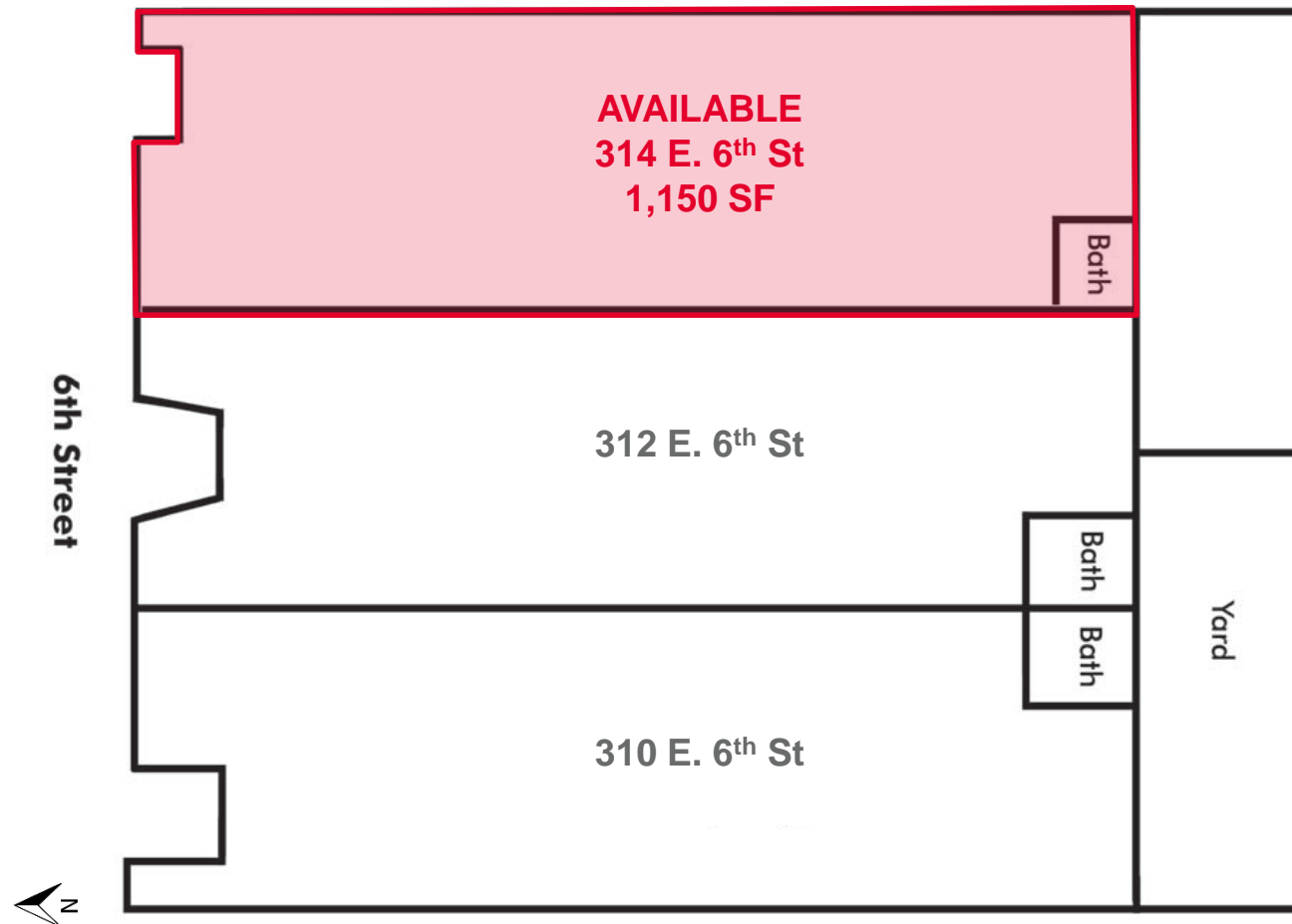
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FLOOR PLAN





**THE DISTRICT
ON 5TH**



24,899 vpd (2019)

6th Street

4th Avenue

5th Avenue



**Under Construction
Union on Sixth (student housing development)
±250 units/ ±8,000 SF ground floor Retail**

7,776 vpd (2019)

**Creations Boutique
est. 1971**



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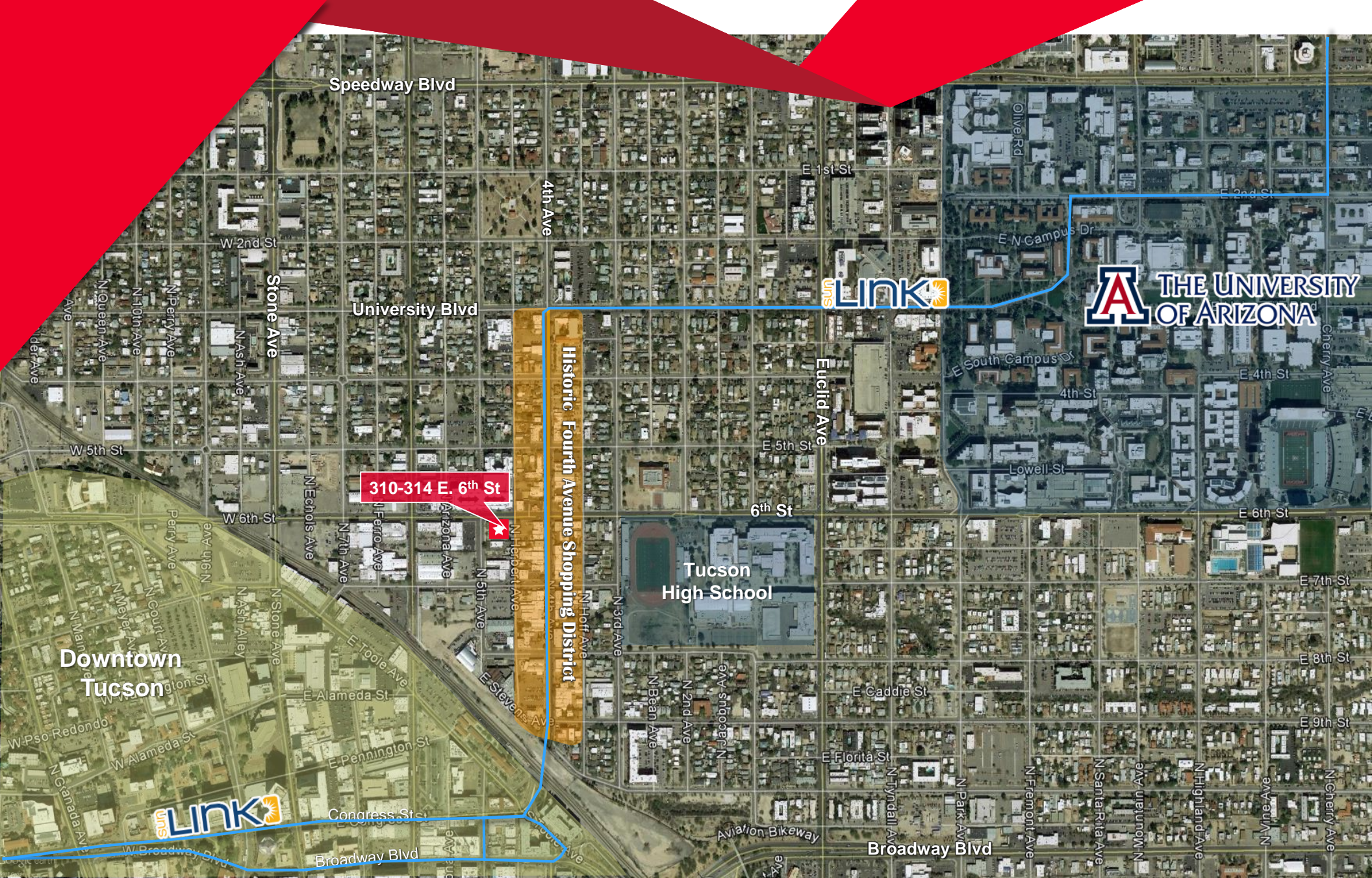
FOURTH AVENUE NEIGHBORHOOD



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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