

FIESTA MERCADO

NWC Interstate 10 & 6th Avenue | Tucson, AZ

CUSHMAN &
WAKEFIELD

PICOR

FOR LEASE



CUSHMAN &
WAKEFIELD

PICOR

FIESTA MERCADO

NWC Interstate 10 & 6th Avenue | Tucson, AZ



PROPERTY DETAILS

Availability	2960 S. 6th Ave #140: 1,082 SF	CLICK TO VIEW VIRTUAL TOUR
	2980 S. 6th Ave #130: 1,100 SF	CLICK TO VIEW VIRTUAL TOUR
	Build-to-Suit Drive Thru Pad: Approx 4,000 SF Buildable	
Lease Rate	Contact Agent	
NNN Rate	\$±4.40 PSF	

HIGHLIGHTS

- Busy southside center anchored by Food City
- Strong lineup of national, regional, and local retailers
- The trade area pulls from all of southwest Tucson including down to the US/Mexico border area, which is 60 miles to the south

TRAFFIC COUNTS

6 th Ave	21,394 VPD (2024)
I-10	117,434 VPD (2024)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	10,166	\$53,878	6,316
3 Miles	101,445	\$69,147	57,661
5 Miles	250,859	\$70,153	124,368

Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770
Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712

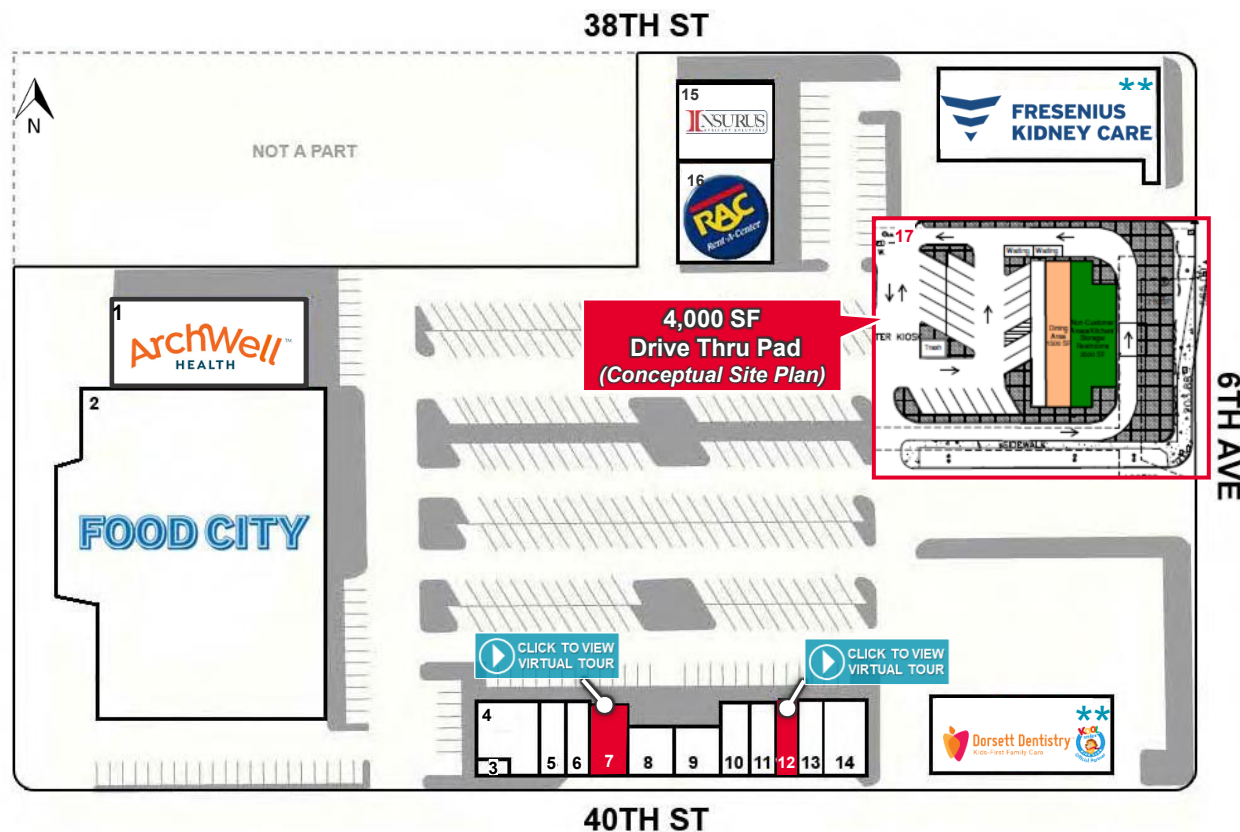
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
6/6/2025

Cushman & Wakefield Copyright 2025. Artificial intelligence (AI) may have been used in the drafting or creation of this document. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FIESTA MERCADO

NWC Interstate 10 & 6th Avenue | Tucson, AZ

SITE PLAN



	Address/Suite	Tenant	Size (SF)
1	2940 S. 6th Ave	Archwell Health	9,932
2	2950 S. 6th Ave	Food City	47,835
3	2960 S. 6th Ave #150	Primavera	409
4	2960 S. 6th Ave #110	Casa Lee	2,800
5	2960 S. 6th Ave #120	Title Max	1,176
6	2960 S. 6th Ave #130	Jackson Hewitt	1,133
7	2960 S. 6th Ave #140	AVAILABLE	1,082
8	2970 S. 6th Ave #110	Café Thang	1,400
9	2970 S. 6th Ave #120	Primavera	1,400
10	2980 S. 6th Ave #110	Barber Shop	1,100
11	2980 S. 6th Ave #120	Little Caesar's	1,100
12	2980 S. 6th Ave #130	AVAILABLE	1,100
13	2980 S. 6th Ave #140	Casa de Nails Spa	1,100
14	2980 S. 6th Ave #150	Wingstop	2,200
15	2930 S. 6th Ave #70	Insurus Medicare Solutions	1,200
16	2930 S. 6th Ave #100	Rent-A-Center	5,000
17	Pad – S. 6th Ave	BTS Pad AVAILABLE	4,000
	2990 S. 6th Ave	Dorsett Dentistry**	
	2802 S. 6th Ave	Fresenius Kidney Center**	

** NOT A PART OF SHOPPING CENTER

Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770
Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
6/6/2025
Cushman & Wakefield Copyright 2025. Artificial intelligence (AI) may have been used in the drafting or creation of this document. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FIESTA MERCADO

NWC Interstate 10 & 6th Avenue | Tucson, AZ

AERIAL

Downtown
Tucson

University of Arizona

**FOOD
CITY**

ArchWell
HEALTH



**FRESENIUS
KIDNEY CARE**

cricket
authorized dealer

Primavera
Foundation

4,000 SF
BTS Drive Thru Pad



Jackson Hewitt
TAX SERVICES



TITLEMAX



INTERSTATE
10

117,434 VPD (2024)

6th Ave 21,394 VPD (2024)

FIESTA MERCADO

NWC Interstate 10 & 6th Avenue | Tucson, AZ

