

219 N. 3RD AVENUE

TUCSON, AZ 85705



For Lease | Historical Commercial Property | Office / Retail Development

WE ARE
THE CENTER
OF RETAIL



José D. Dabdoub (Owner/Agent)
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CUSHMAN &
WAKEFIELD



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AVAILABLE SPACE

2,569 SF (warehouse space)

LEASE RATE

\$11.00/SF, NNN

NNN CHARGES

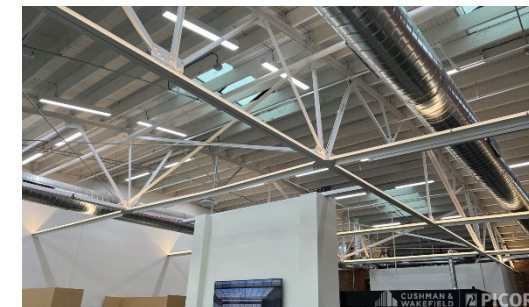
Approx. \$2.50/SF

ZONING

C-2, City of Tucson

COMMENTS

- Historic 1937 Industrial building in the heart of Historic Iron Horse Neighborhood
- 32+ parking spaces on-site
- One block to the Sun Link modern streetcar stop
- Adaptive reuse redevelopment (multi-tenant, mixed-use retail and office)
- Striking architectural features: wooden barrel-vaulted ceiling, metal trusses, vintage industrial skylights, double-wide brick walls



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	20,284	\$58,836	26,264	\$178.37 M
3 Miles	115,413	\$65,488	70,943	\$1.19 B
5 Miles	287,624	\$69,337	156,326	\$3.14 B

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10/17/2023
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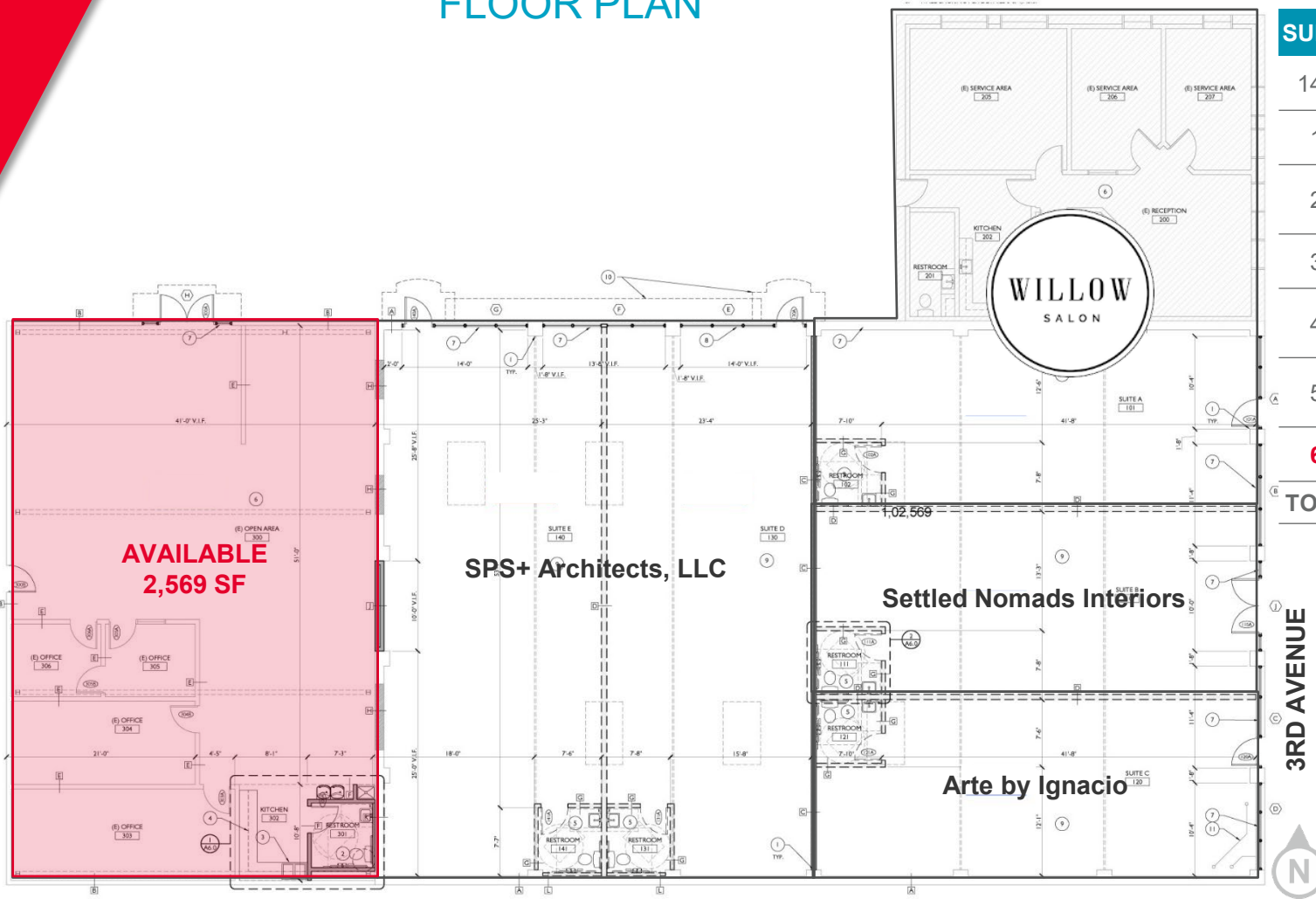


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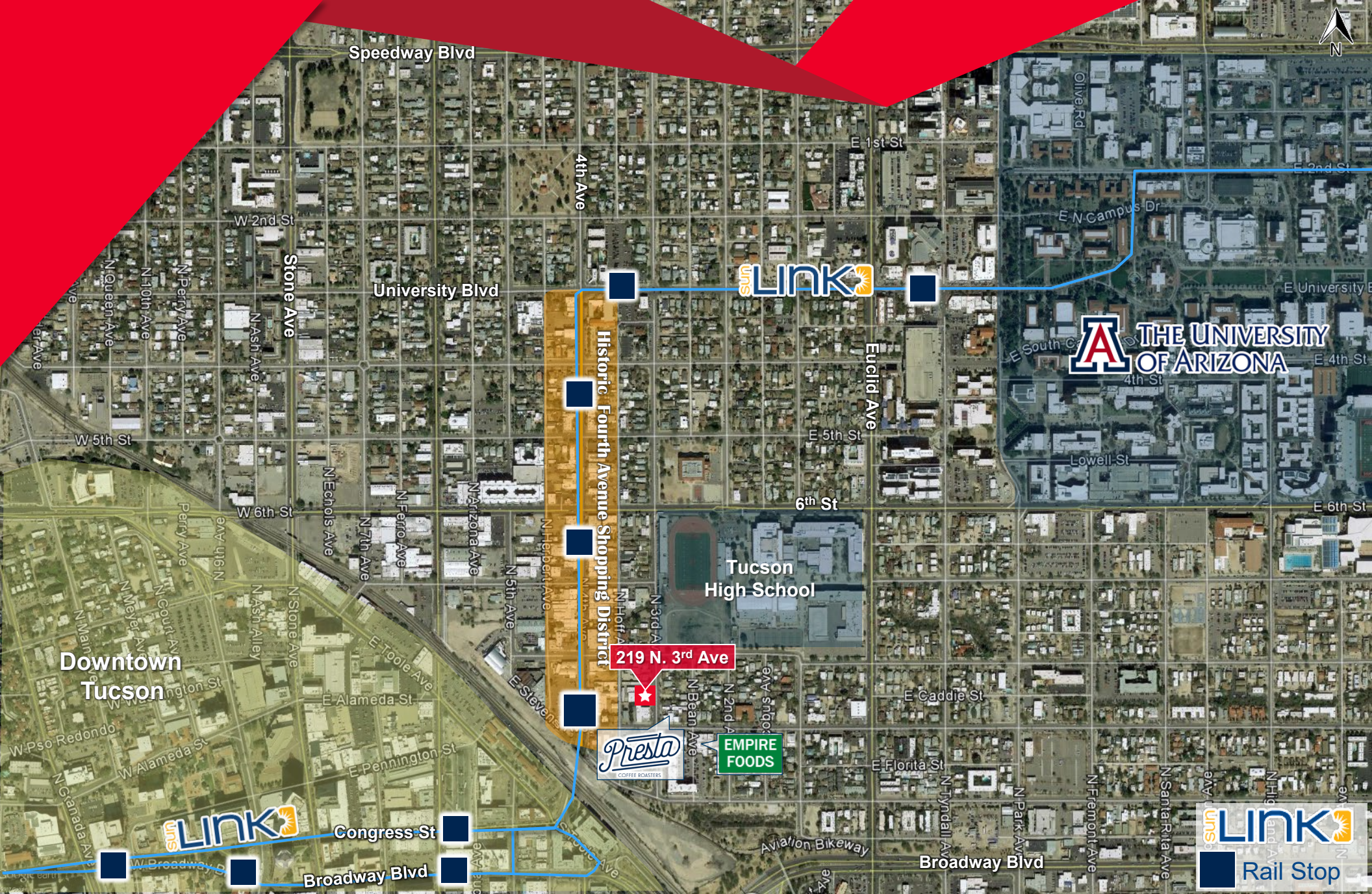
FLOOR PLAN



SUITE	SF	TENANT	USE
141	1,200	Willow Salon	Retail
1	1,047	Willow Salon	Retail
2	1,047	Settled Nomads Interiors	Retail/Office
3	1,047	Arte by Ignacio	Retail/Office
4	1,514	SPS+ Architects, LLC	Retail/Office
5	1,514	SPS+ Architects, LLC	Retail/Office
6	2,569	AVAILABLE	Warehouse
TOTAL 9,938			

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LOCATED IN THE 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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DOWNTOWN RESTAURANTS/BARS

AGUSTÍN
KITCHEN

BAGGIN'S
Gourmet Sandwiches

barbata

BARRIO
BREWING CO.

BATCH

BRUEGGER'S
BAKED FRESH

BORDERLANDS
BREWING CO. • TUCSON, AZ

Café
54

CAFÉ
A LA
C'ART

CAFFÈ
LUCÉ

CHARRO
STEAK
"RANCH TO TABLE"
100 E. BROADWAY

CHARRO
del Rey

COBRA
幸運 健康
ARCADE BAR

CUP CAFE

DOWNTOWN
KITCHEN + COCKTAILS

El Charro Café

El
Minuto
Café

ERMANOS
Bar

FIRED
PIE

EZBACHI

FUNKY MONK

FI
KITCHEN

HIGHWIRE
LOUNGE

HUB
RESTAURANT & ICE CREAMERY

HUB
ICE CREAM
FACTORY

IKES
COFFEE

Insomnia
cookies

JOHNNY GIBSON'S
JG DM
DOWNTOWN MARKET

MAYNARD'S
MARKET & KITCHEN

面 MIAN
SUSHI & MODERN ASIAN CUISINE

Miss Saigon
Vietnamese Cuisine

the monica
OPEN KITCHEN + BAR

nook.
(A) URBAN KITCHEN
HOT DATE CONFECTIONS

OBON
SUSHI + BAR + RAMEN

penca

PLAY
GROUND
TUCSON

Tucson, Arizona
PUEBLO VIDA
BREWING CO

R BAR
TUCSON'S BEST ALLEY BAR
SINCE 2014

reilly.
CRAFT PIZZA & DRINK

SKY
BAR

Street
taco & beer co.

THUNDER CANYON BREWERY
RESTAURANT AND PUB

URBAN PITA
MEDITERRANEAN STREET FOOD

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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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DOWNTOWN ENTERTAINMENT

DOWNTOWN ACCOMODATIONS



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