

# 3313, 3317 & 3355 S. 6<sup>TH</sup> AVE

TUCSON, AZ 85713



CUSHMAN &  
WAKEFIELD



PICOR

For Sale | Southside Restaurant with Excess Land

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OF RETAIL



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## BUILDING SIZE

4,395 SF Restaurant

## LAND SIZE

92,326 SF (2.12 Acres)

## SALE PRICE

\$950,000

## PARCEL NOS.

119-01-5090, 119-01-067G

## NEIGHBORING TENANTS

Curacao, El Super, bbb! Fashion, Circle K, Panda Express, Southern AZ Veteran's Hospital & More

## COMMENTS

- Located just east of the retail power center Southgate Shopping Center
- Building is existing restaurant on 53,775 SF parcel
- Additional 38,551 SF parcel next to restaurant and behind Circle K available



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION



TOTAL RETAIL  
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	12,587	\$38,015	10,593	\$72.19 M
3 Miles	105,496	\$45,675	63,127	\$716.62 M
5 Miles	251,671	\$50,178	156,827	\$1.91 B

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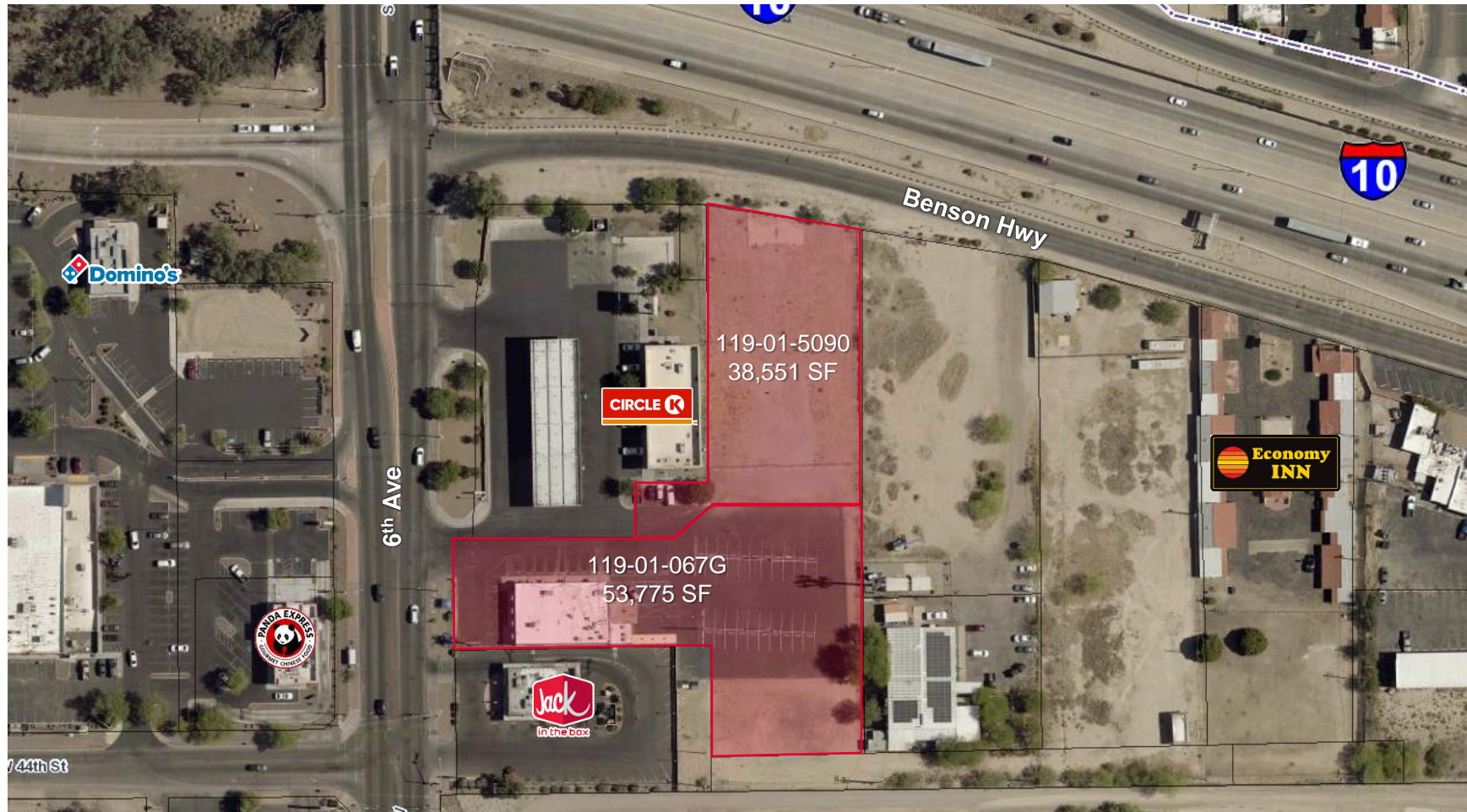


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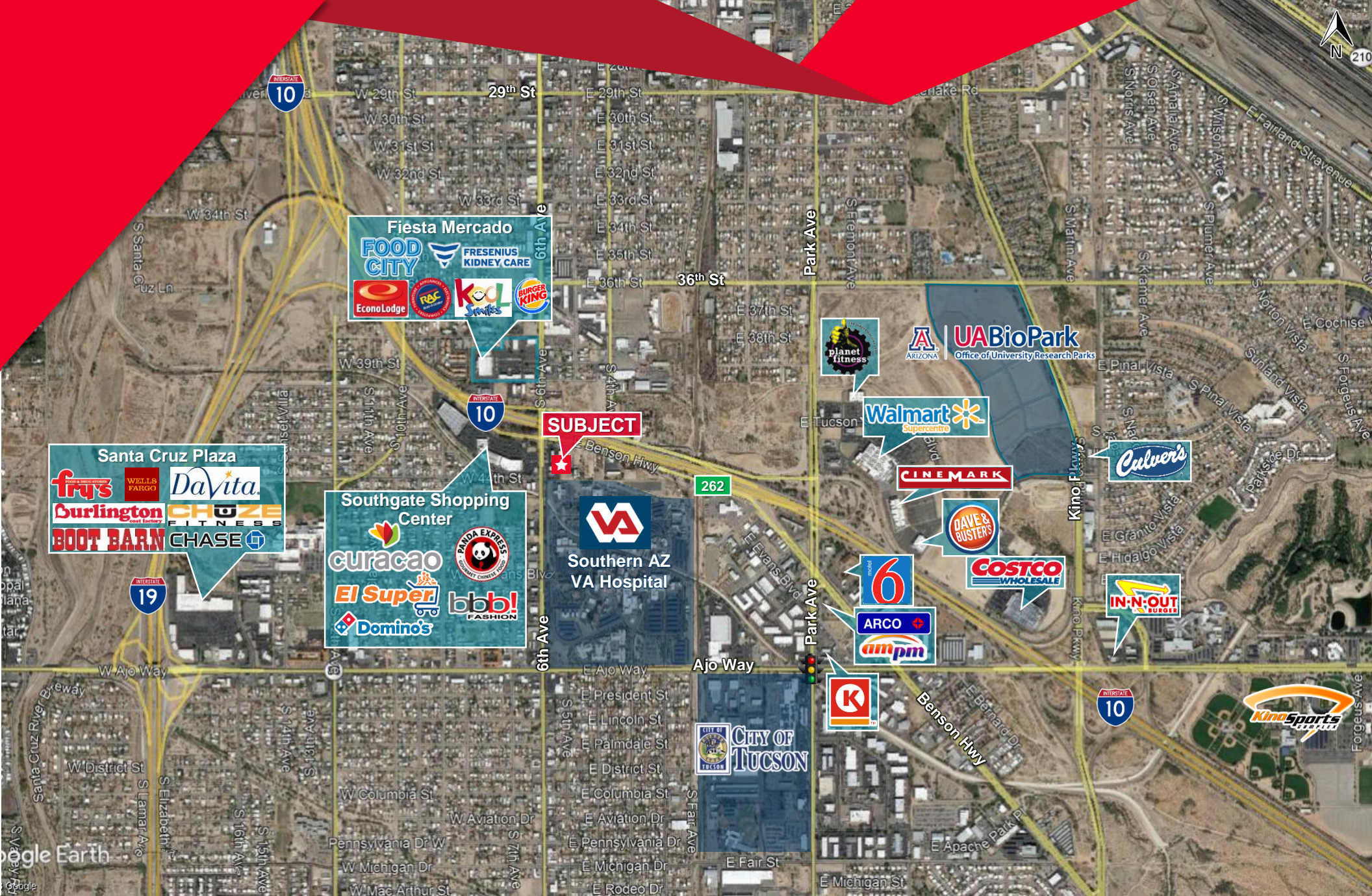
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## PARCEL AERIAL



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