

3700 S. 6TH AVENUE

TUCSON, AZ 85713



WE ARE
THE CENTER
OF RETAIL

For Lease | Drive-Thru Restaurant



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PICOR.COM

3700 S. 6TH AVENUE

TUCSON, AZ 85713

RETAIL SPACE

2,900 SF (divisible)

LEASE RATE

\$20.00/SF

NNN CHARGES

\$8.00/SF

NEIGHBORING TENANTS

O'Reilly's Auto Parts, Pizza Hut, Big o Tires, Family Dollar, Southern Arizona VA Healthcare System & More

COMMENTS

- Drive-thru restaurant build-out
- Included Exhaust hood, and walk-in refrigeration
- Across the street from the Southern Arizona VA Healthcare campus
- The VA campus has 2,500 employees and 1,500 patients on a daily basis



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE HOUSEHOLD INCOME



DAYTIME POPULATION



TOTAL RETAIL EXPENDITURE

1 Mile	12,724	4,167	847	\$73.08 M
3 Miles	110,014	36,824	4,034	\$714.12 M
5 Miles	241,669	87,508	10,997	\$1.81 B

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8/21/2020
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