

549 N. 4TH AVENUE

TUCSON, AZ 85705



WE ARE
THE CENTER
OF RETAIL

For Lease | Historic 4th Ave Retail Space



Greg Furrer / gurrer@picor.com / +1 520 546 2735
PICOR.COM

549 N. 4TH AVENUE

TUCSON, AZ 85705

RETAIL SPACE

932 SF

LEASE RATE

Upon Request

ZONING

C-3, City of Tucson

NEIGHBORING TENANTS

Sky Bar, Brooklyn Pizza, BOCA Tacos y Tequila, Creations, Food Conspiracy Co-op, Antigone Books & More

COMMENTS

- Located on the Historic Fourth Avenue shopping district
- Tucson Streetcar (SunLink) route runs down 4th Avenue from Banner UMC, the U of A to Downtown Tucson



NEIGHBORHOOD DEMOGRAPHICS



1 Mile	19,295	\$40,807	41,996	\$130 M
3 Miles	118,714	\$48,413	101,626	\$1.01 B
5 Miles	288,233	\$49,636	195,101	\$2.57 B

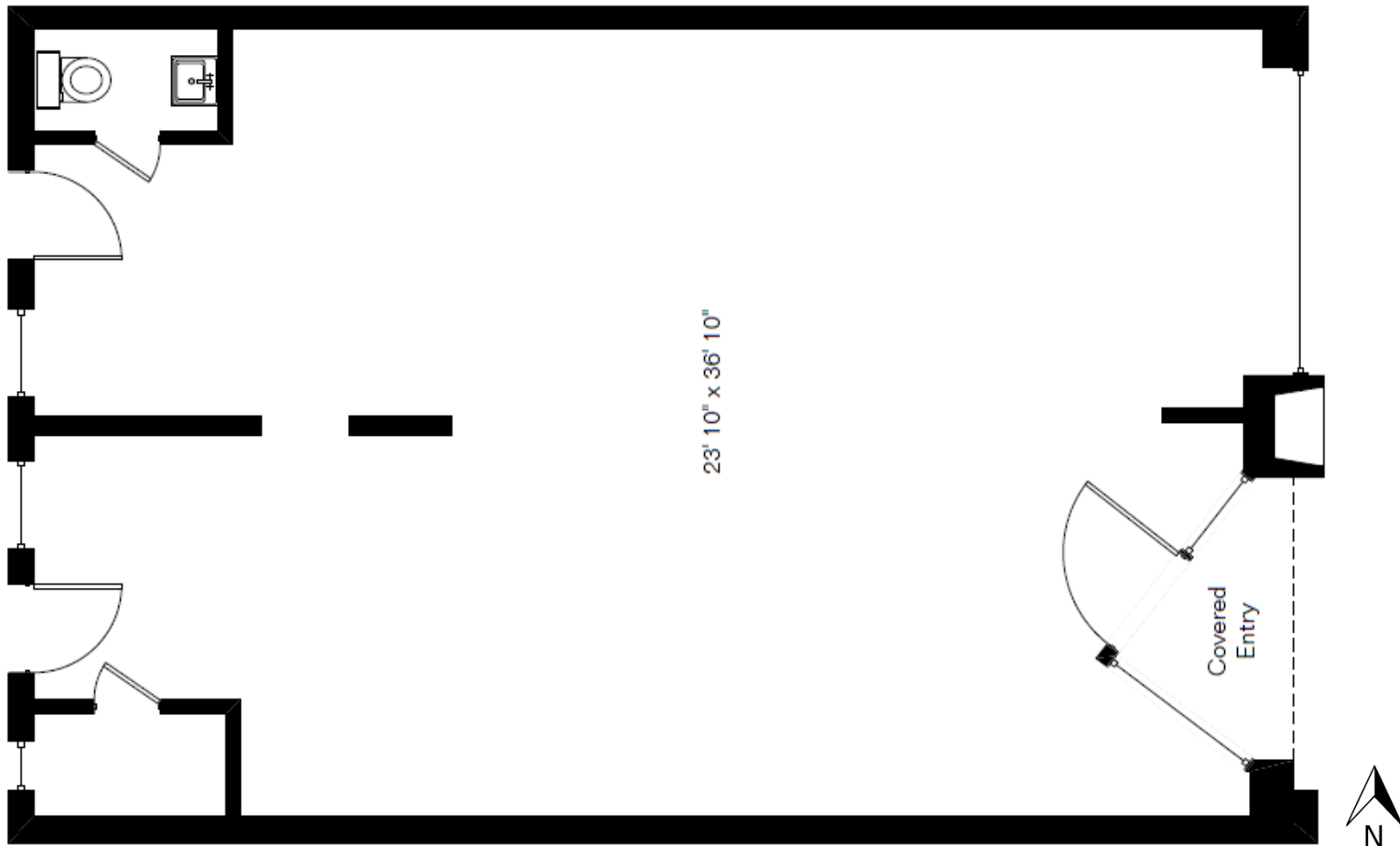
Greg Furrier / Principal / gfurrier@picor.com / +1 520 546 2735

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FLOOR PLAN – 932 SF



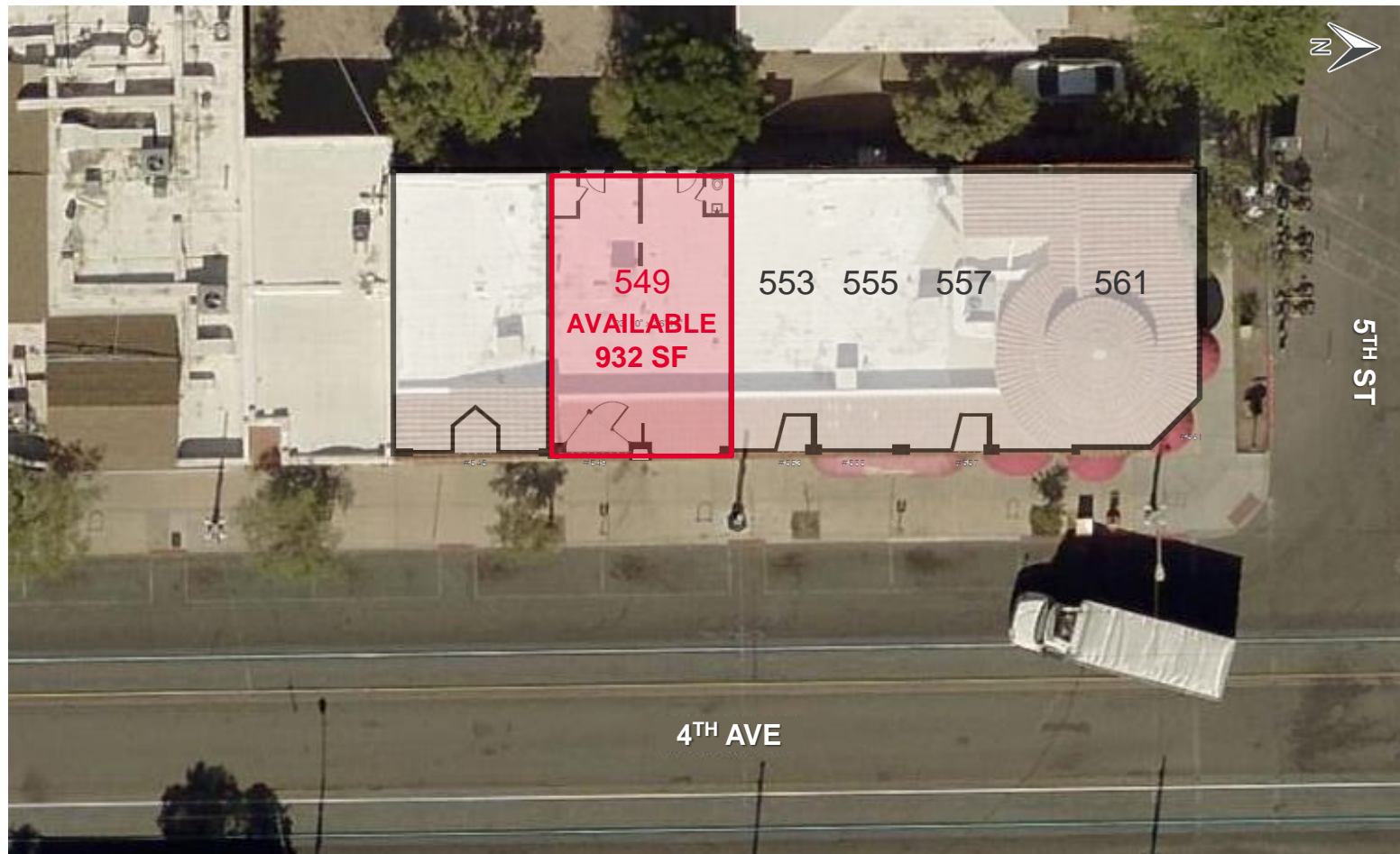
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SITE PLAN



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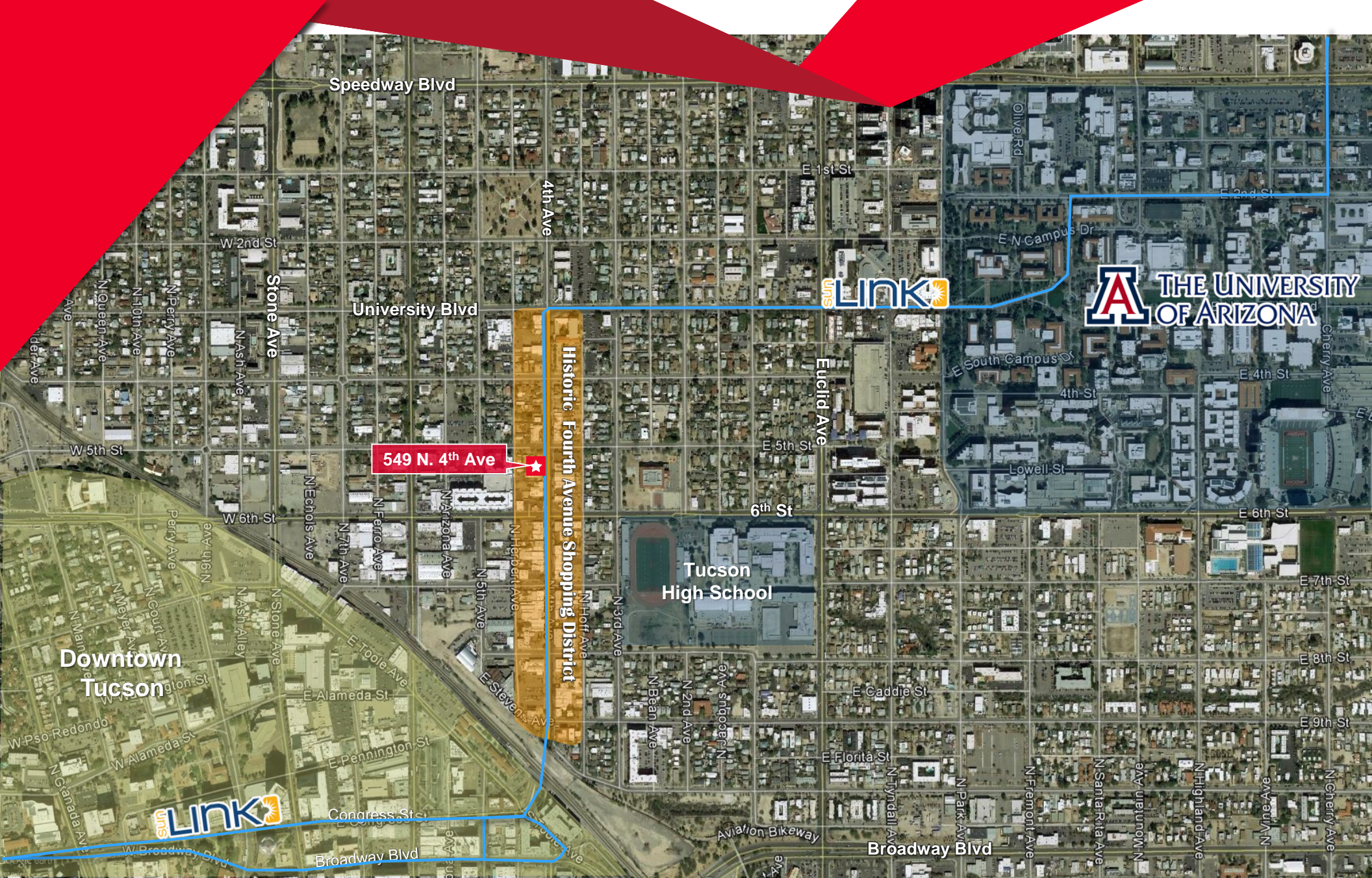
FOURTH AVENUE NEIGHBORHOOD



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





549 N. 4th Ave

Historic Fourth Avenue Shopping District



Tucson High School

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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. 10/16/2019

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