

# 4<sup>th</sup> AVE. & UNIVERSITY

733-735 N 4<sup>th</sup> Ave Tucson, AZ 85705



For Lease | 4th Ave Shop Space

WE ARE  
THE CENTER  
OF RETAIL



Rob Tomlinson / [rtomlinson@picor.com](mailto:rtomlinson@picor.com) / +1 520 546 2757





CUSHMAN &  
WAKEFIELD



PICOR

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## RETAIL SPACE

641 SF - 1306 SF

## LEASE RATE

\$20.00/SF MG

## ZONING

HC-3, City of Tucson

## NEIGHBORING TENANTS

<https://fourthavenue.org/>

Café Maggie & More

## COMMENTS

- Prominent corner location at University and 4th Ave.
- On Streetcar line
- Walking distance to U of A and Main Gate Square
- 4th Ave Street Fairs bring in over 600,000 people every year
- Join the vibrant & eclectic mix of retail and entertainment on 4<sup>th</sup> Ave



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION



TOTAL RETAIL  
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	21,332	\$81,950	35,556	\$295.49 M
3 Miles	122,611	\$81,412	142,187	\$1.37 B
5 Miles	394,171	\$87,862	278,522	\$4.15 B

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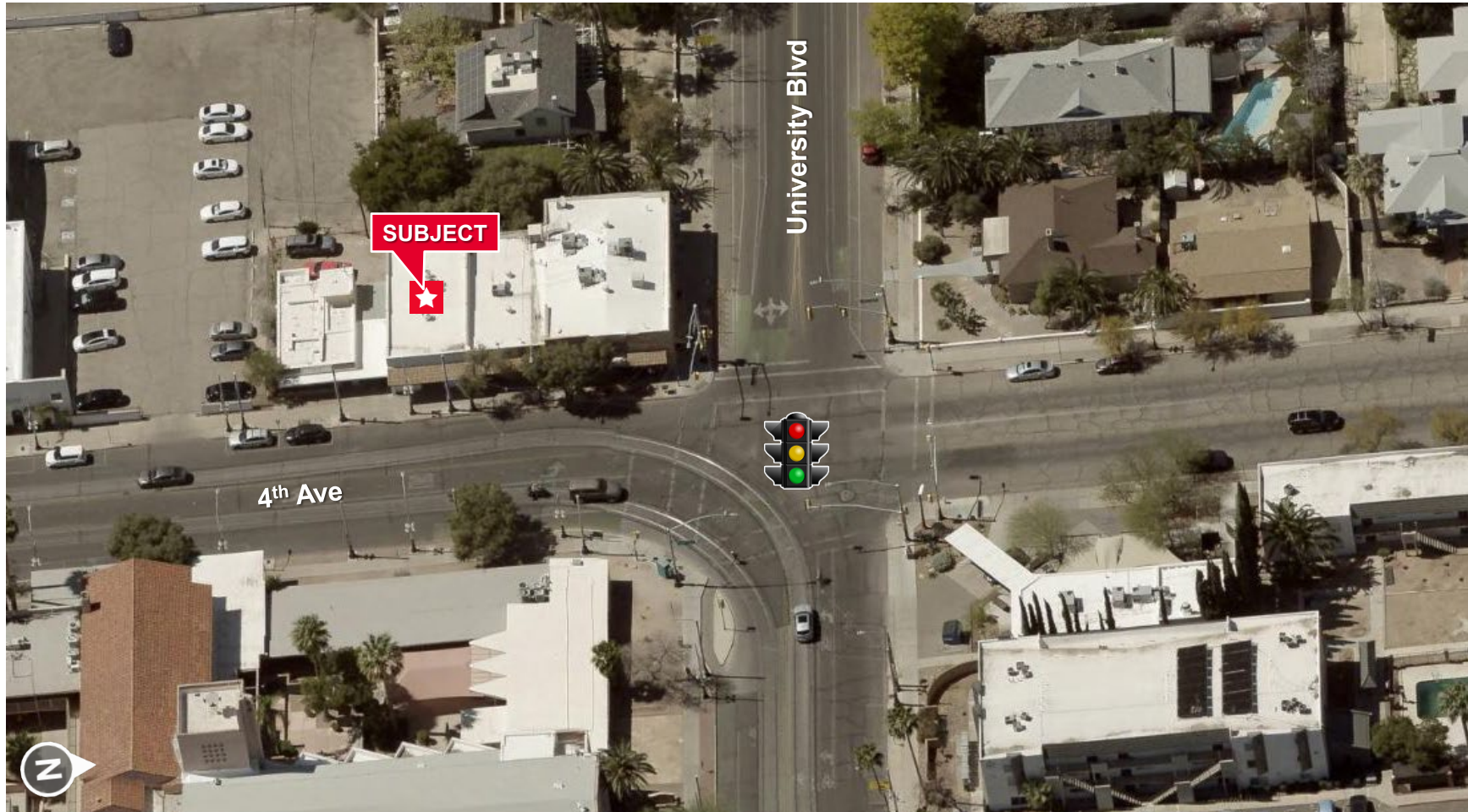


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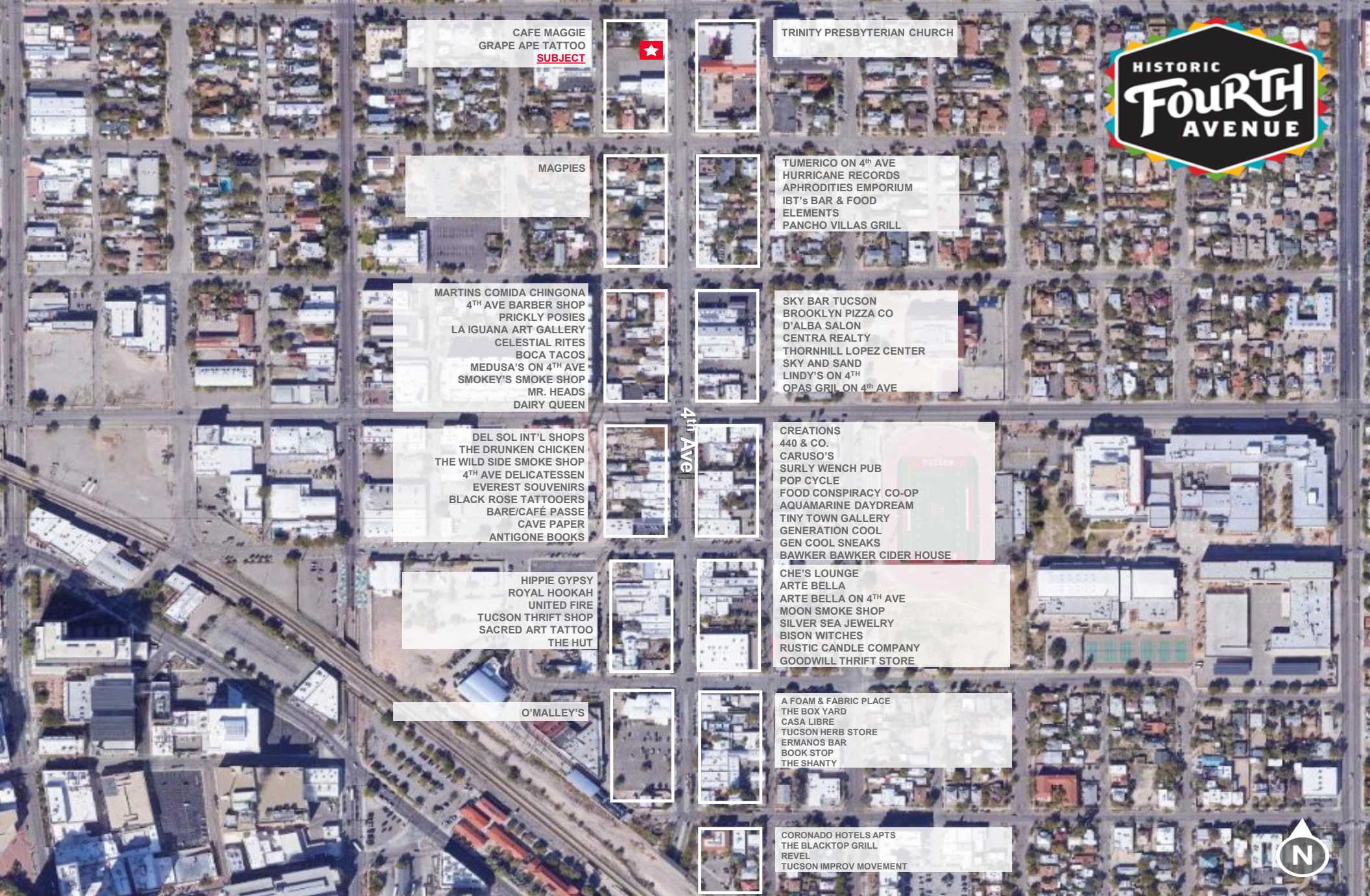
AERIAL



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CAFE MAGGIE  
GRAPE APE TATTOO  
**SUBJECT**

TRINITY PRESBYTERIAN CHURCH



MAGPIES

TUMERICO ON 4<sup>th</sup> AVE  
HURRICANE RECORDS  
APHRODITIES EMPORIUM  
IBT's BAR & FOOD  
ELEMENTS  
PANCHO VILLAS GRILL

MARTINS COMIDA CHINGONA  
4<sup>th</sup> AVE BARBER SHOP  
PRICKLY POSIES  
LA IGUANA ART GALLERY  
CELESTIAL RITES  
BOCA TACOS  
MEDUSA'S ON 4<sup>th</sup> AVE  
SMOKEY'S SMOKE SHOP  
MR. HEADS  
DAIRY QUEEN

SKY BAR TUCSON  
BROOKLYN PIZZA CO  
D'ALBA SALON  
CENTRA REALTY  
THORNHILL LOPEZ CENTER  
SKY AND SAND  
LINDY'S ON 4<sup>th</sup>  
OPAS GRILL ON 4<sup>th</sup> AVE

DEL SOL INT'L SHOPS  
THE DRUNKEN CHICKEN  
THE WILD SIDE SMOKE SHOP  
4<sup>th</sup> AVE DELICATESSEN  
EVEREST SOUVENIRS  
BLACK ROSE TATTOOERS  
BARE/CAFÉ PASSE  
CAVE PAPER  
ANTIGONE BOOKS

CREATIONS  
440 & CO.  
CARUSO'S  
SURLY WENCH PUB  
POP CYCLE  
FOOD CONSPIRACY CO-OP  
AQUAMARINE DAYDREAM  
TINY TOWN GALLERY  
GENERATION COOL  
GEN COOL SNEAKS  
BAWKER BAWKER CIDER HOUSE

HIPPIE GYPSY  
ROYAL HOOKAH  
UNITED FIRE  
TUCSON THRIFT SHOP  
SACRED ART TATTOO  
THE HUT

CHE'S LOUNGE  
ARTE BELLA  
ARTE BELLA ON 4<sup>th</sup> AVE  
MOON SMOKE SHOP  
SILVER SEA JEWELRY  
BISON WITCHES  
RUSTIC CANDLE COMPANY  
GOODWILL THRIFT STORE

O'MALLEY'S

A FOAM & FABRIC PLACE  
THE BOX YARD  
CASA LIBRE  
TUCSON HERB STORE  
ERMANOS BAR  
BOOK STOP  
THE SHANTY

CORONADO HOTELS APTS  
THE BLACKTOP GRILL  
REVEL  
TUCSON IMPROV MOVEMENT

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