1219 S. 6TH AVENUE

TUCSON, AZ 85713

CUSHMAN & WAKEFIELD | PICOR

WE ARE THE CENTER OF RETAIL

For Sale | Investment Opportunity

Rob Tomlinson / rtomlinson@picor.com / +1 520 546 2757
PICOR.COM

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SALE PRICE
$450,000 ($64.66/SF)

CAP RATE
8.01%

NOI
$35,057

GROSS RENT
$42,000/Year ($3,500/Month)

ANNUAL EXPENSES
$4,742.50

BUILDING SIZE
6,960 SF

LOT SIZE
8,276 SF (0.19 Acres)

LEASE TERM
Short term lease

ZONING
C-3, City of Tucson

NEIGHBORING TENANTS
Wells Fargo, O' Reilly's Auto Parts, Five Points Market & Restaurant, Barrio Brewing & More

COMMENTS
- Former Le Caves Bakery serving Tucson since 1935
- Located just off the corner of 22nd St and 6th Ave near Five Points
- Currently operating bakery
- Signage visible from 22nd Street

NEIGHBORHOOD DEMOGRAPHICS

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	12,508	$52,707	9,476	$102.32 M
3 Miles	103,199	$54,514	74,838	$823.48 M
5 Miles	284,822	$54,838	153,151	$2.43 B

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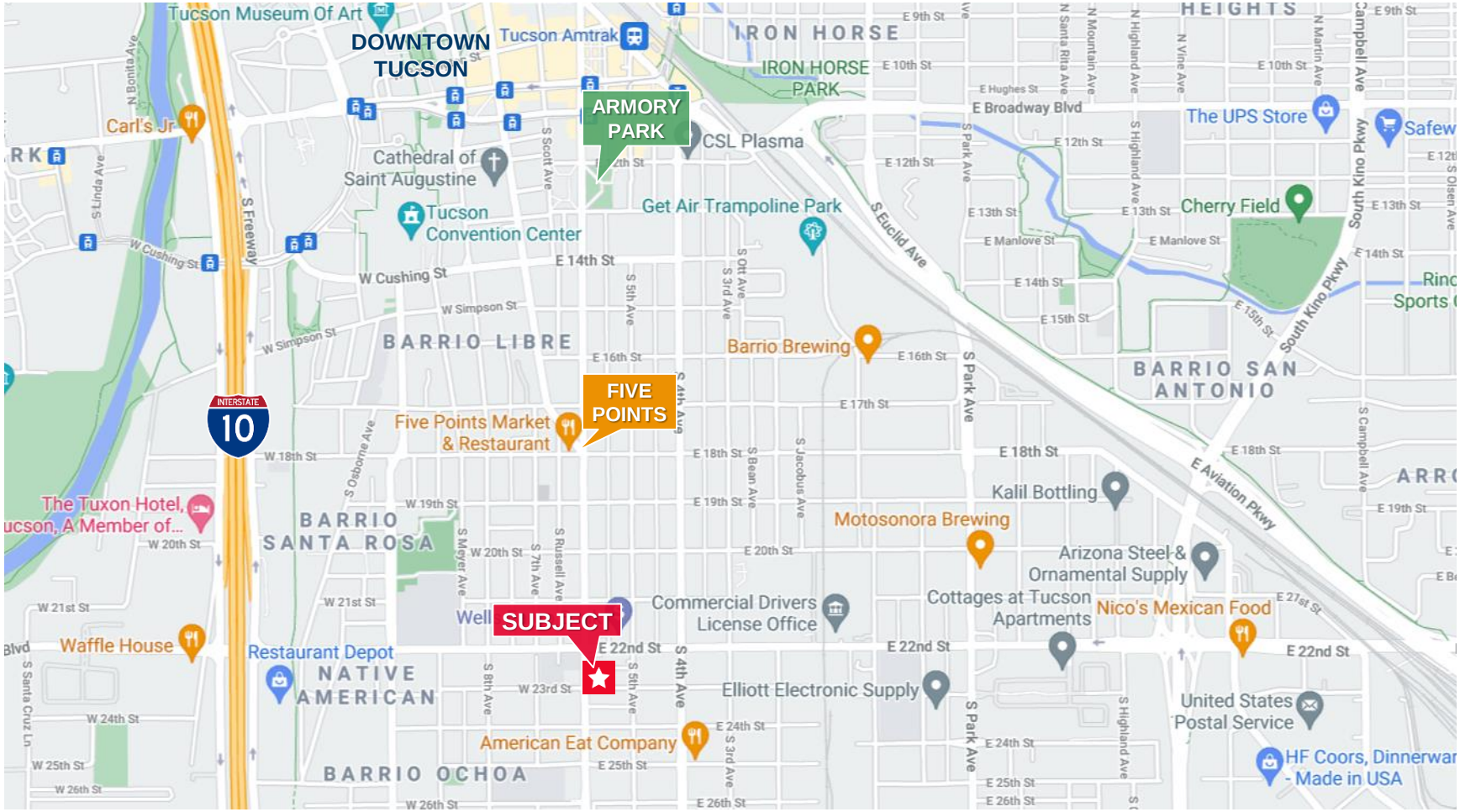
MAP



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