

SOUTHGATE SHOPPING CENTER

3300-3398 S. 6TH AVENUE, TUCSON, AZ



CUSHMAN &
WAKEFIELD



PICOR

For Lease | Grocery Anchored Shopping Center

WE ARE
THE CENTER
OF RETAIL



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SOUTHGATE SHOPPING CENTER

3300-3398 S. 6TH AVENUE, TUCSON, AZ

RETAIL SPACE

3,200 SF
6,700 SF (Do not disturb Tenant)
Up to 5,000 SF Pad with
Drive-Thru

LEASE RATE

Upon Request

NNN Charges

\$7.25/SF

TRAFFIC COUNTS

Interstate 10: 123,439 VPD (2021)
6th Avenue: 25,590 VPD (2021)

NEIGHBORING TENANTS

Curacao, El Super, Panda Express, Food City, & More

COMMENTS

- High Hispanic demographics
- Freeway visibility and off-ramp access
- Drive-Thru Pad
- Come join Curacao! With a Hispanic focus, this large format department store ranks among the top 100 electronics & appliance retailers in the country
- Corner Pad for sale, build-to-suit, ground lease



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



HISPANIC
POPULATION



MEDIAN
HOUSEHOLD
INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	HISPANIC POPULATION	MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	11,694	78.9%	\$35,006	6,800	\$73.39 M
3 Miles	104,595	68.0%	\$43,898	66,064	\$816.5 M
5 Miles	251,985	59.1%	\$47,144	147,614	\$2.09 B

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9/27/2023
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SITE PLAN



Tenant List

3312 S. 6th Avenue	Domino's Pizza
3346 S. 6th Avenue	100 Laundromat
	150 Oasis Insurance
	160 Nail Salon
	180 Eyebrow Threading
	190 3,200 SF
	192 Rodeo Dental
3356 S. 6th Avenue	WABA Hair and Beauty
3364 S. 6th Avenue	6,700 SF (Do not disturb Tenant)
3372 S. 6th Avenue	El Super
3386 S. 6th Avenue	110 Smoke Shop
	120 Oportun
	130 Super Beauty Salon
Pad	Up to 5,000 SF with Drive-Thru Available

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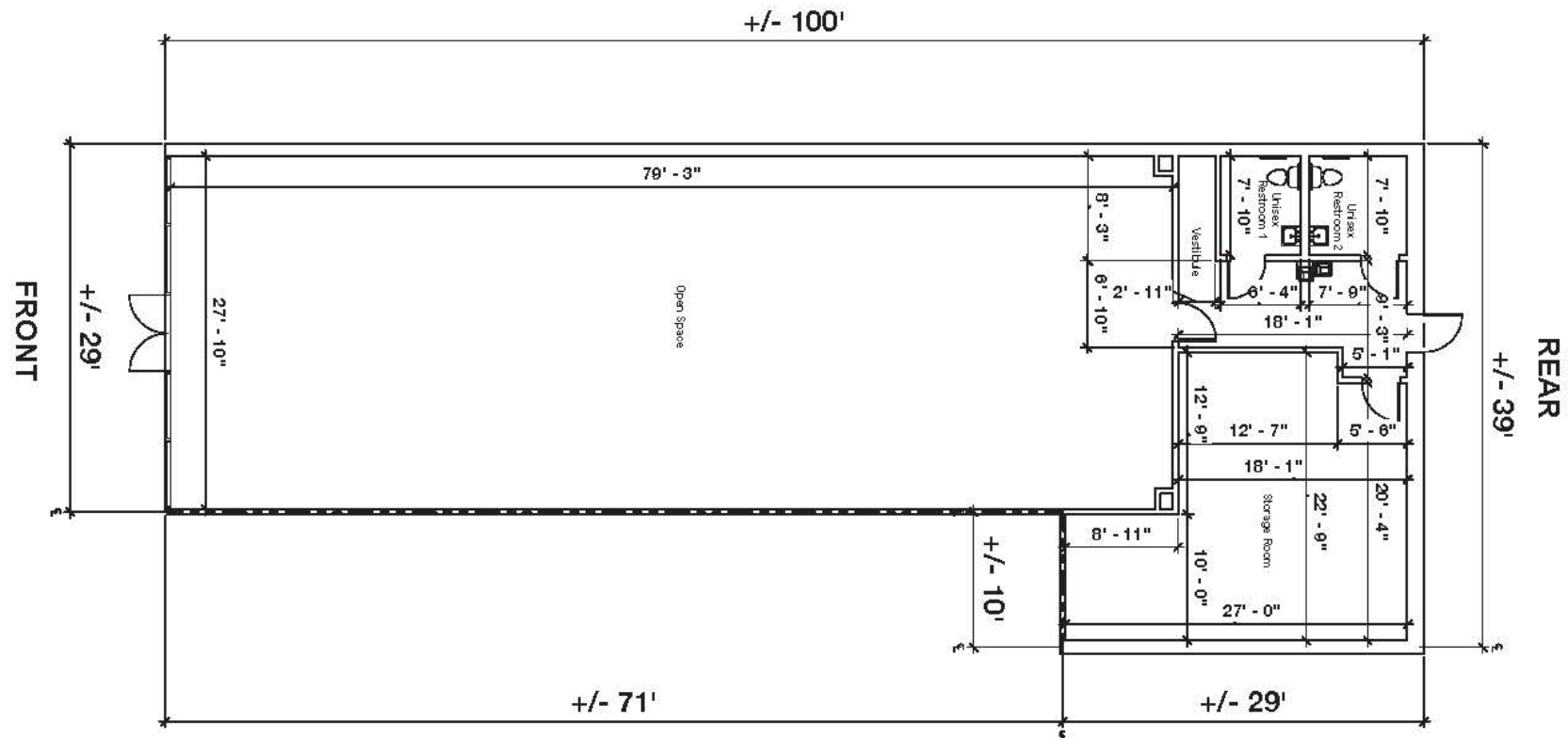
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FLOOR PLAN – SUITE 190

3,200 SF



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Aerial



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