

6321 S. PARK AVENUE

TUCSON, AZ 85706



For Sale | Park Avenue Carwash

WE ARE
THE CENTER
OF RETAIL



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



CUSHMAN &
WAKEFIELD



PICOR

6321 S. PARK AVENUE

TUCSON, AZ 85706

SALE PRICE

\$225,000

NOI

\$12,816

GOI

\$47,263

TOTAL EXPENSES

\$34,437

BUILDING SIZE

2,392 SF

LOT SIZE

12,738 SF (0.29 Acres)

TAX PARCEL NO.

140-24-057L

ZONING

C-2, City of Tucson

NEIGHBORING TENANTS

QuikMart, Mr. K's Original BBQ, Tri Star Industrial, Tucson International Airport & More

COMMENTS

- Carwash property in stable neighborhood
- Left-in/Left-out access with excellent visibility
- Steadily increasing revenue
- Well maintained

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	15,142	\$45,066	4,940	\$89.36 M
3 Miles	82,710	\$52,855	37,243	\$557.75 M
5 Miles	163,002	\$57,181	69,906	\$1.19 B



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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
7/16/2021
Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



CUSHMAN &
WAKEFIELD

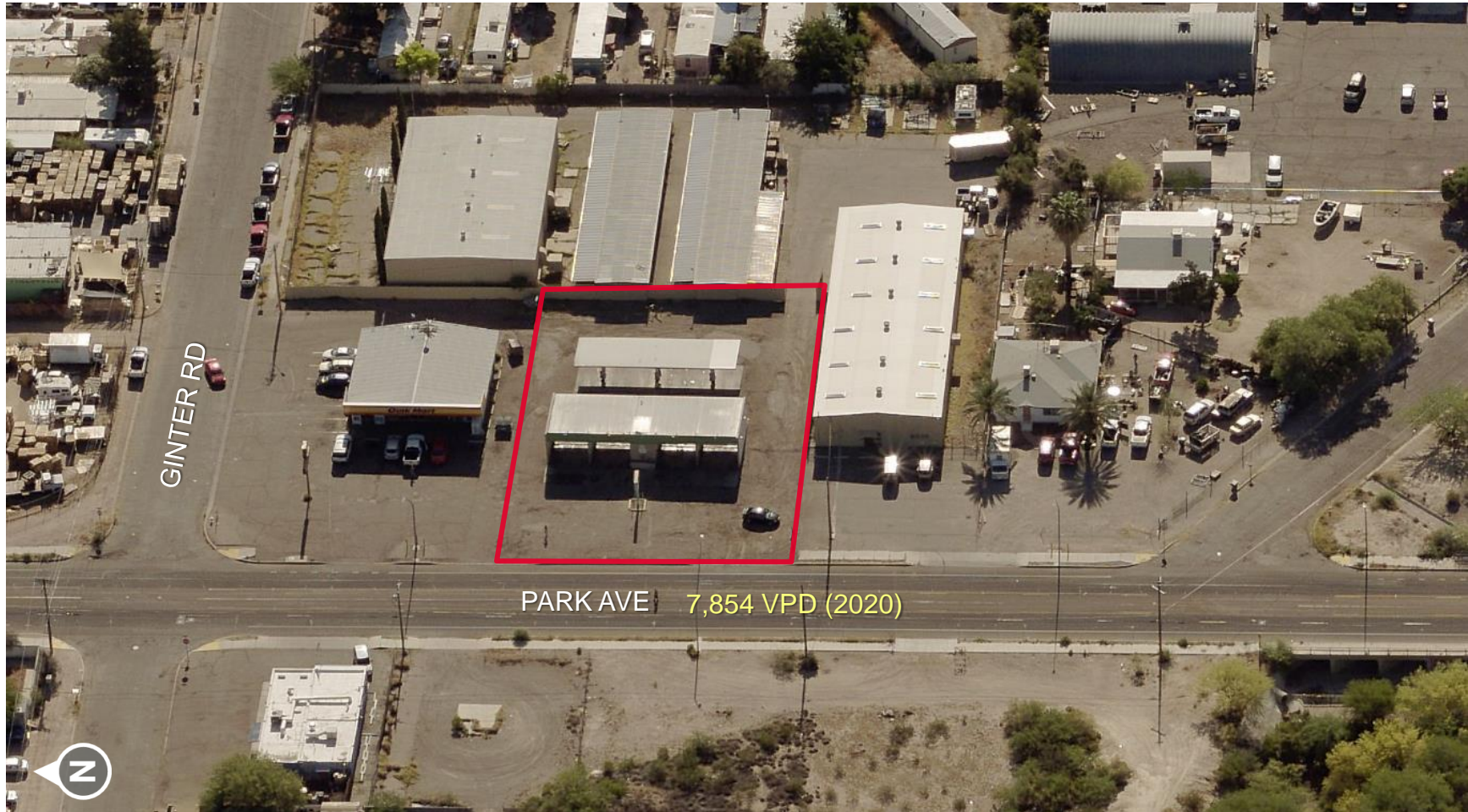


PICOR

6321 S. PARK AVENUE

TUCSON, AZ 85706

AERIAL



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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
7/16/2021
Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



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



WE ARE THE CENTER OF RETAIL

PICOR.COM

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.

7/16/2021