

601-611 N 4th AVENUE

4th Avenue & 5th Street | Tucson, AZ

CUSHMAN &
WAKEFIELD

PICOR

FOR LEASE

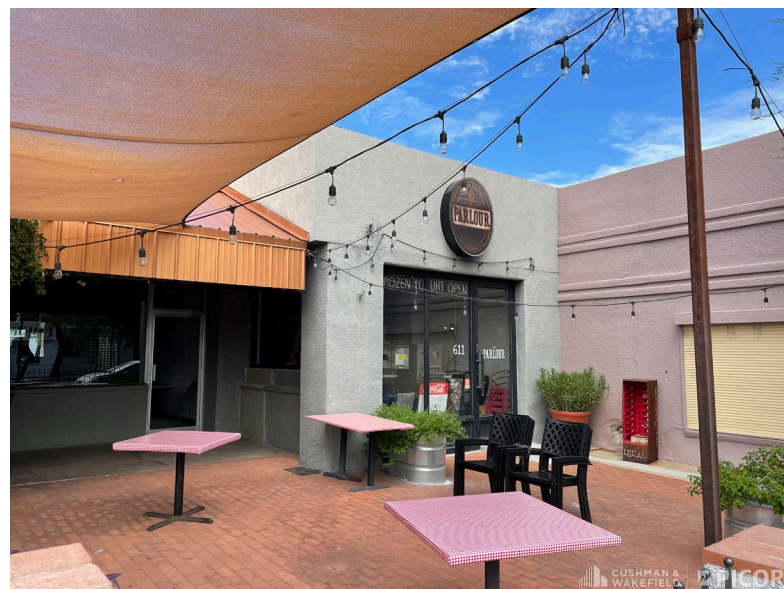


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PROPERTY DETAILS

Shell Space	896 SF (Restaurant Space) 730 SF (Shell Space)
Lease Rate	Contact Agent
NNN Rate	±\$5.00 per SF
Availability	Immediate
Zoning	C-3, City of Tucson
Address	601-611 North 4 th Avenue Tucson AZ 85705

HIGHLIGHTS

- Located on the Modern Streetcar Route
- Walking distance to Downtown and University of Arizona
- Large east-facing patio and indoor/outdoor bar

TRAFFIC COUNTS

4 th Ave	8,333 VPD (2022)
6 th St	23,311 VPD (2022)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	21,719	\$43,290	28,012
3 Miles	114,614	\$51,697	89,683
5 Miles	283,985	\$55,569	184,792

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3/18/2024*

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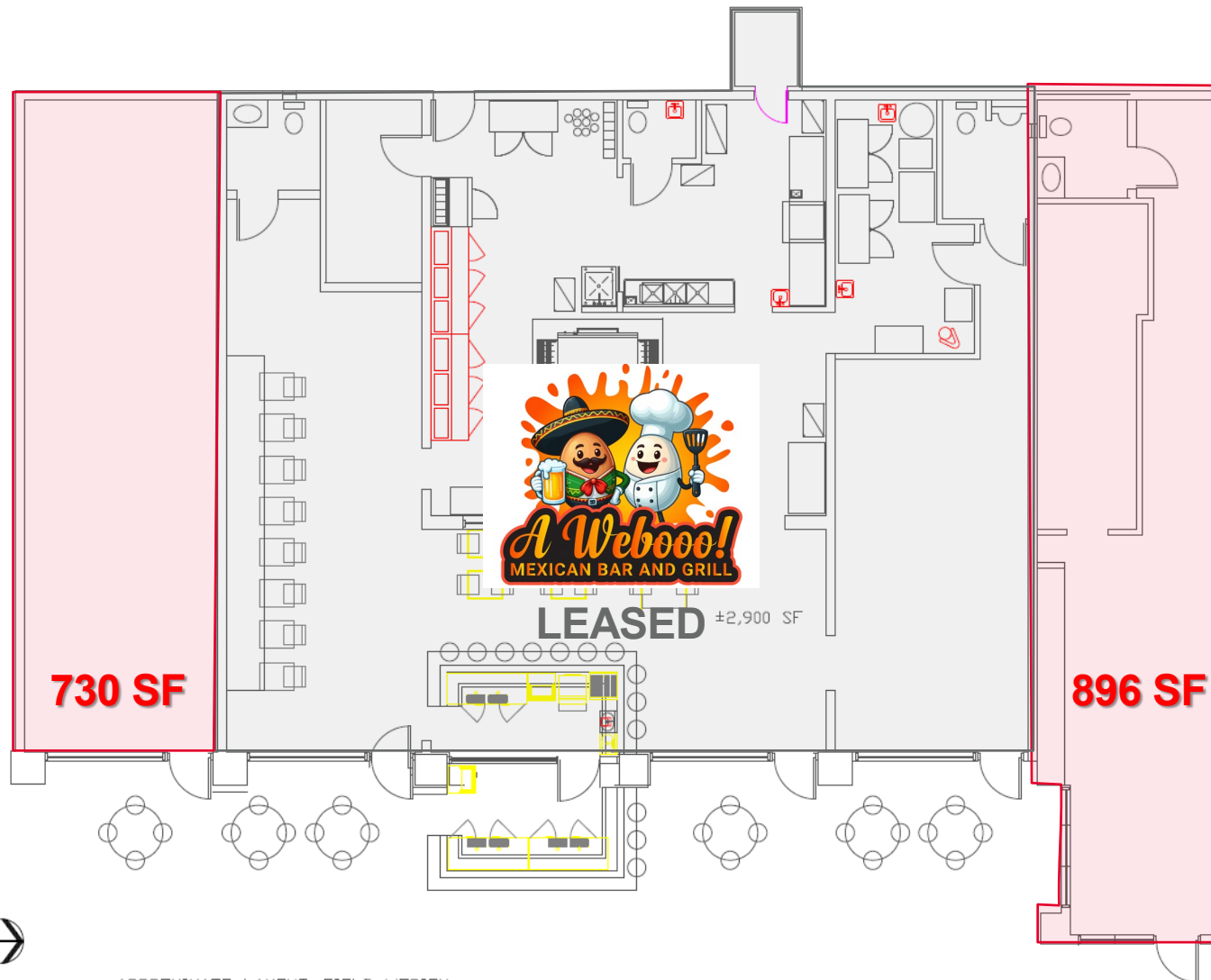
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FLOOR PLAN



APPROXIMATE LAYOUT. FIELD VERIFY.

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AERIAL MAP



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