

840 S 6TH AVE

TUCSON, AZ



For Lease | The Flash - Remodeled Retail / Office Space for Lease

**WE ARE
THE CENTER
OF RETAIL**



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840 S 6TH AVE

TUCSON, AZ

RETAIL SPACE

1,431 SF

LEASE RATE

Contact Agent

LOT SIZE

12,197 SF

ZONING

C-3

NEIGHBORING TENANTS

The Flash Apartments, Five Points Market & Restaurant, O'Rielly Auto Parts, Wells Fargo, American Eat Company, Tucson Convention Center, Monsoon Chocolate, Cafe Desta, Barrio Brewing, Children's Museum & More

COMMENTS

- Redevelopment of the iconic Flash TV building in historic Five Points/Barrio Santa Rosa
- Part of a live/work concept
- Located less than one-mile from Downtown Tucson
- Space beautifully remodeled and updated
- Traffic counts on 6th St 10,374 VPD (2021)



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	10,463	\$53,158	21,028	\$108.75 M
3 Miles	106,497	\$53,176	78,895	\$878.48 M
5 Miles	291,359	\$54,104	161,050	\$2.56 B

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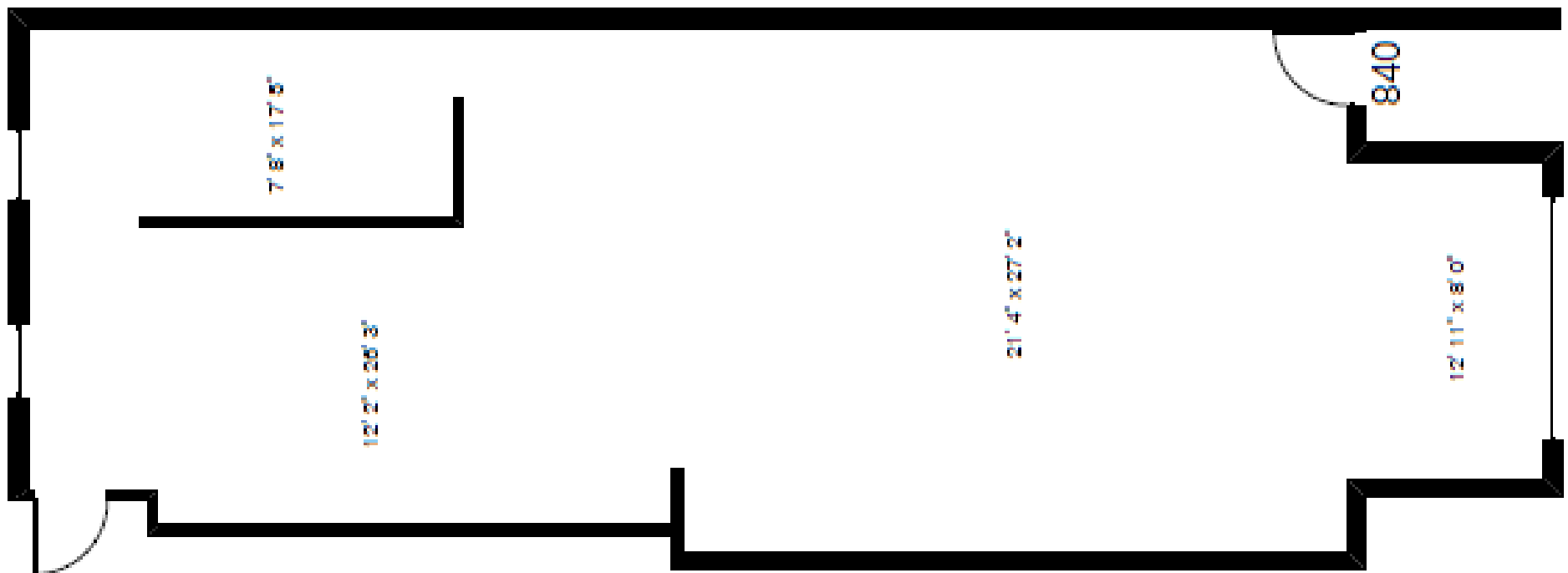


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FLOOR PLAN



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