

4225 S 6TH AVENUE

TUCSON, AZ 85714



CUSHMAN &
WAKEFIELD



PICOR

WE ARE
THE CENTER
OF RETAIL

For Sale or Lease | Multi-Tenant Building with Restaurant Improvements



SUBJECT

Distinct St

Columbia St

6th Ave



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BUILDING SIZE

3,222 SF

SALE PRICE

\$449,000 (\$139.35/SF)

LEASE RATE

From \$9.00/SF

NNN CHARGES

Est. at \$3.00/SF

LOT SIZE

0.29 Acres

TAX PARCEL NOS.

120-06-316B

ZONING

C-2, City of Tucson

COMMENTS

- Multi-tenant building
- Former restaurant with build out
- Highly visible
- Easy ingress egress
- Traffic counts on 6th Ave 26,153 VPD (2022)
- Seller carryback available

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	13,248	\$48,929	8,908	\$89.07 M
3 Miles	113,588	\$54,765	44,177	\$822.72 M
5 Miles	226,894	\$56,227	133,79	\$1.82 B



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