

STORE FRONT ON 6th AVE

2813 S 6th Ave | Tucson, AZ 85713

CUSHMAN & WAKEFIELD

PICOR

FOR SALE

SUBJECT

6th Ave



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PROPERTY DETAILS

Available	Total: 2,736 SF Suite 1: 1,368 SF Suite 2: 1,368 SF
Sale Price	\$383,000
Year Built	1946
Zoning	SB1
Tax Parcel No.	119-02-1100
Address	2813 S 6 th Ave Tucson AZ 85713

HIGHLIGHTS

- Store front in the heart of South Tucson
- Easy access to I-10 (1/2 mile from I-10)
- Available now
- Investment or user

TRAFFIC COUNTS

6 th Ave	29,280 VPD (2023)
I-10	165,200 VPD (2023)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	15,129	\$82,659	9,820
3 Miles	134,523	\$70,300	83,535
5 Miles	270,850	\$81,352	158,425

(Se habla español)

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