

RETAIL / OFFICE SUITES AVAILABLE DOWNTOWN

31-47 N 6th Ave. | Tucson, AZ 85701

CUSHMAN &
WAKEFIELD

PICOR

FOR LEASE



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PROPERTY DETAILS

Available	542 SF - 1st Floor Space 4,133 SF - Outdoor Area	7,957 SF Basement Space: • 1,908 SF Unit A • 1,914 SF Unit C • 2,237 SF Unit B • 1,898 SF Unit D
Lease Rate	Contact Agent	
Zoning	OCR-2	
Address	31-47 N 6th Ave. Tucson, AZ 85701	

HIGHLIGHTS

- Unique opportunity for something special in downtown Tucson
- Located within the [Rio Nuevo district](#)
- Negotiable tenant improvements
- Basement suites may be combined

TRAFFIC COUNTS

Congress St	14,949 VPD (2023)
6 th Ave	6,749 VPD (2023)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	16,950	\$67,004	24,710
3 Miles	110,239	\$67,258	69,736
5 Miles	281,671	\$67,984	146,980

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Molly Gilbert / mgilbert@picor.com / +1 520 546 2766

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3/10/2025

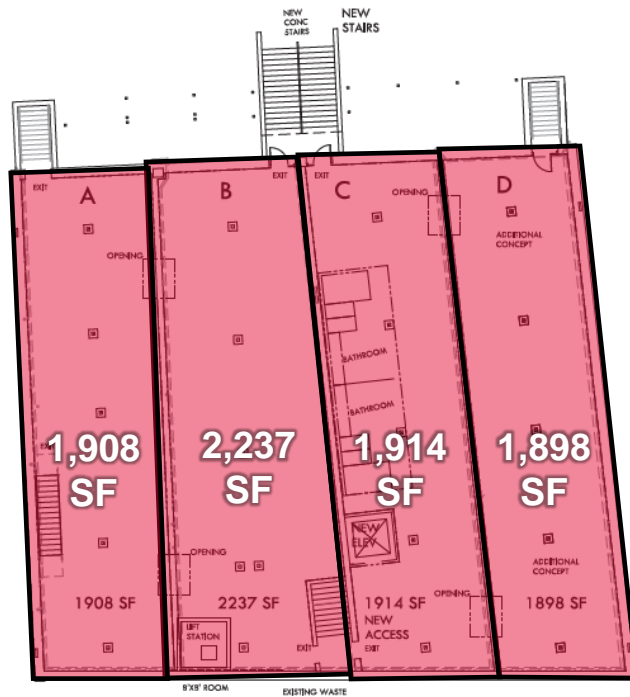
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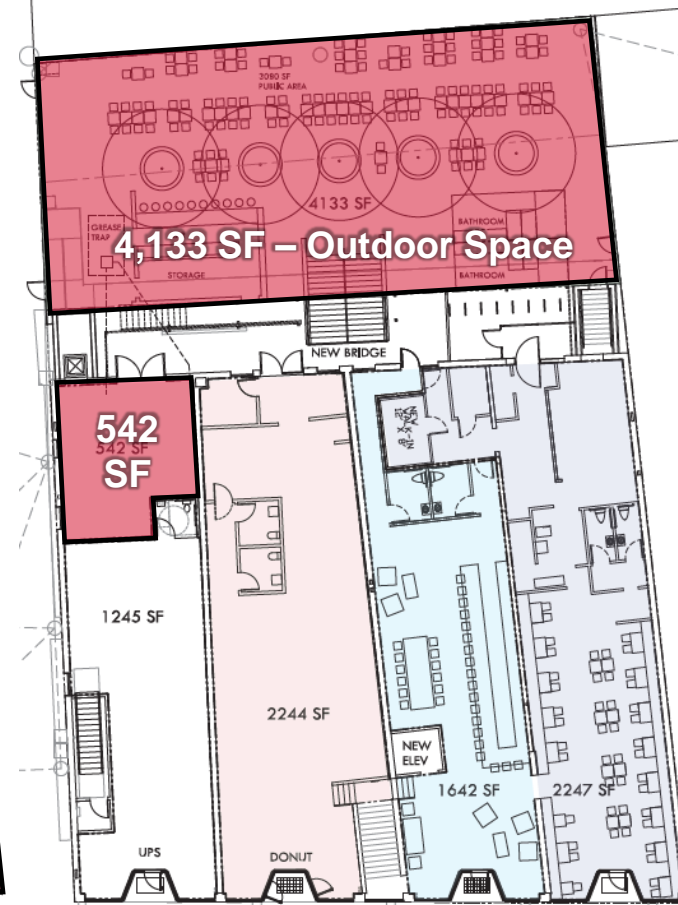
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FLOOR PLANS

Basement Floor Plan
7,957 SF Combined



1st Floor Plan



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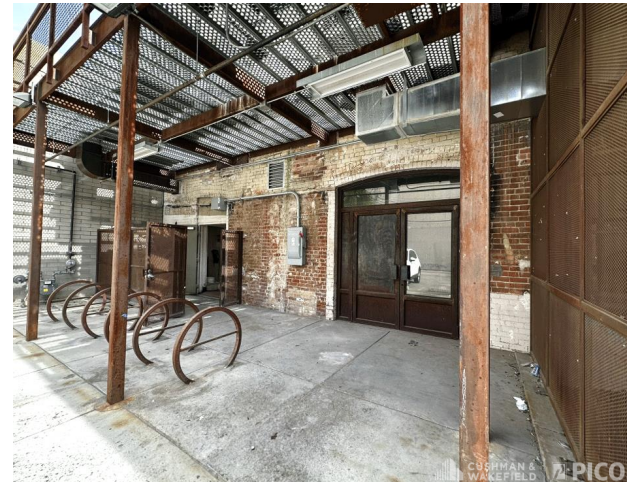
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PHOTOS



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