



For Lease

6740 S Santa Clara Ave
Tucson, AZ 85756



Colliers



Kim Soulé

Senior Vice President
+1 602 222 5047 Direct
+1 602 339 6080 Mobile
kim.soule@colliers.com

Denisse Angulo-Badilla

International Real Estate Specialist
+1 520 546 2736 Direct
+1 520 748 7100 Mobile
dangulo@picor.com

Colliers

2390 E Camelback Rd, Ste 100
Phoenix, AZ 85016
colliers.com/arizona

The Property

The property is located at 6740 S Santa Clara Avenue in Tucson, Arizona on the northwest corner of S Santa Clara Avenue and W Calle Aragon. It was previously occupied by New Hope United Methodist Church and consists of four buildings.

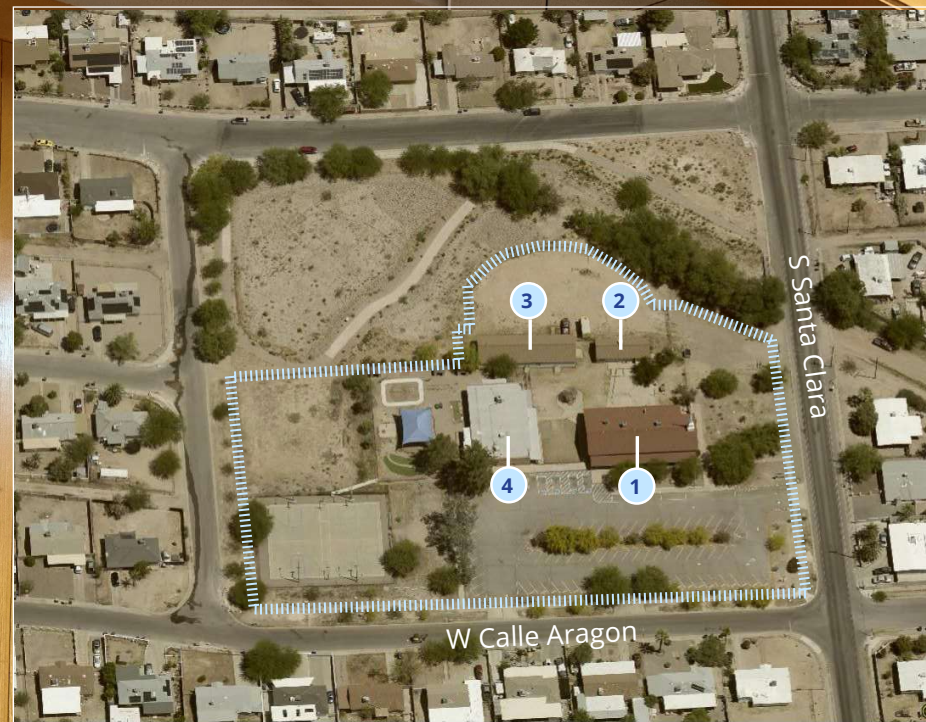
Building 1 was built in 1962 is the main sanctuary and measures approximately 6,312 square feet. It consists of the pastor's office, a commercial kitchen, conference/recreation room, and worship area.

Building 2 was the original sanctuary building and was constructed in approximately 1941. It is 1,173 square feet and was most recently used as a personal residence.

Building 3 is 2,866 square feet and was constructed in 1981. It's most recent use was the church thrift store. It consists of several large rooms that could easily be converted to classrooms.

Building 4, the final building, measures 4,158 square feet and was constructed in 1981. This building has been recently renovated and was used as a childcare facility. It has direct access to an outdoor covered playground.

The properties sit on 3.56 acres and are well-parked with 84 parking spaces, giving them a ratio of 6/1,000. There is an outdoor basketball court on the southwest corner of the lot which consists of two full courts.



6740 S Santa Clara Ave
Tucson, AZ 85756



Asking Lease Rate: \$7.00 NNN

Square Feet: 14,509 total

Building 1:	6,312
Building 2:	1,173
Building 3:	2,866
Building 4:	4,158

Buildings: Four

Stories: One

Parcel Size: 155,263 SF or 3.56 AC

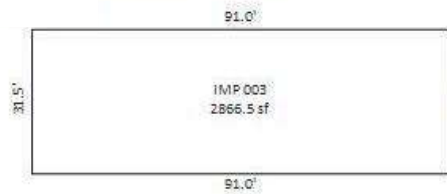
Parking: 6/1,000 SF

Age: 1941-1981

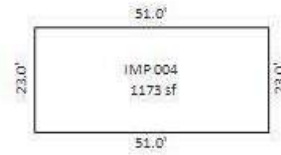
Zoning: R1, City of Tucson



**Information obtained from Pima County. Information is subject to change and must be independently verified as Colliers accepts no responsibility for its accuracy.*



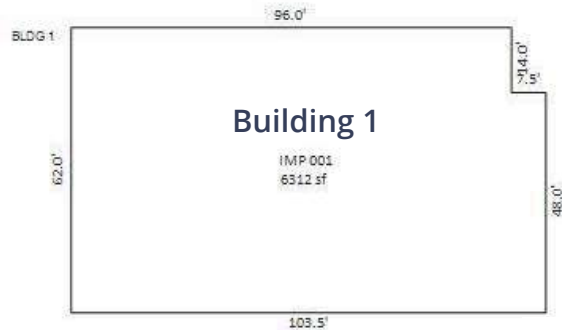
Building 3



Building 2



Building 4



Building 1

Contact



Kim Soulé
Senior Vice President
+1 602 222 5047 Direct
+1 602 339 6080 Mobile
kim.soule@colliers.com



Denisse Angulo-Badilla
International Real Estate Specialist
+1 520 546 2736 Direct
+1 520 748 7100 Mobile
dangulo@picor.com



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International AZ, LLC.