

PRIME DOWNTOWN RETAIL SPACE FOR LEASE

Downtown Tucson - Freestanding Building

111 S. 6th Avenue, Tucson, AZ 85701

Rio Nuevo grants available
for qualified tenants

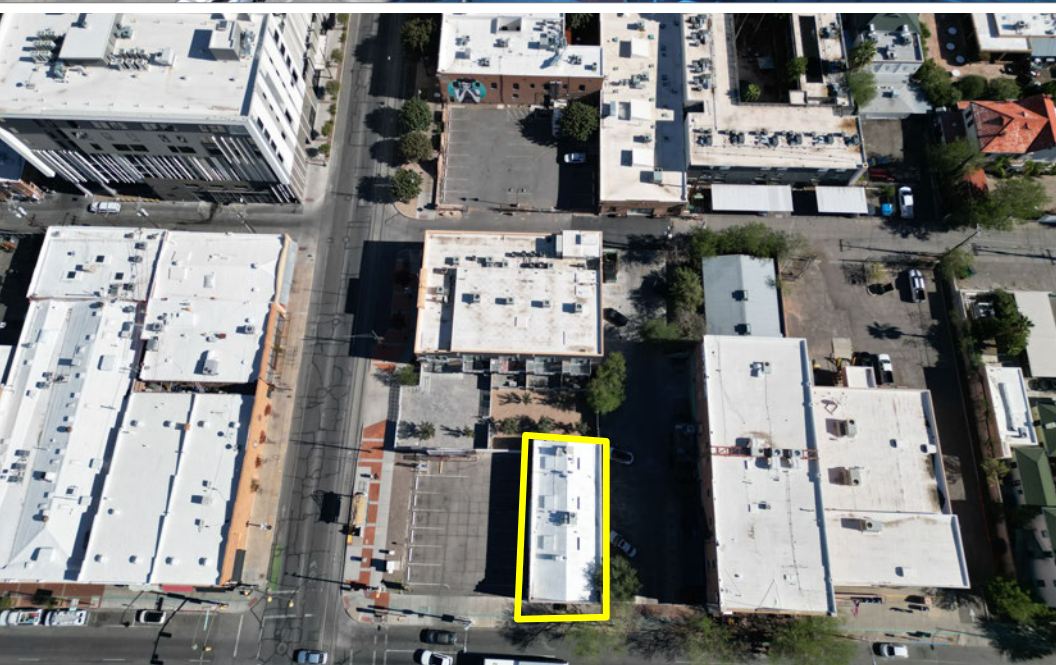


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FEATURES

AVAILABLE	±2,660 SF* (per assessor)
LEASE RATE	Contact Agent

HIGHLIGHTS

- Rio Nuevo Grant available for qualified tenants
- Excellent location in the heart of downtown
- Across the street from TEP corporate headquarters
- Private and public parking adjacent to property
- Wide open space
- Great for a variety of retail uses, restaurant, showroom, etc.

DEMOGRAPHICS

(2025 Estimates)

	1-MILE	3-MILES	5-MILES
Population	16,503	111,032	286,113
Avg Household Income	\$69,957	\$70,358	\$70,066
Total Employees	24,359	70,719	146,990

SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2025

TRAFFIC COUNTS

S. 6TH AVENUE	6,755 AADT (2024)
BROADWAY BLVD	25,969 AADT (2024)

SOURCE: Pima Association of Governments

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CONCEPT PLAN

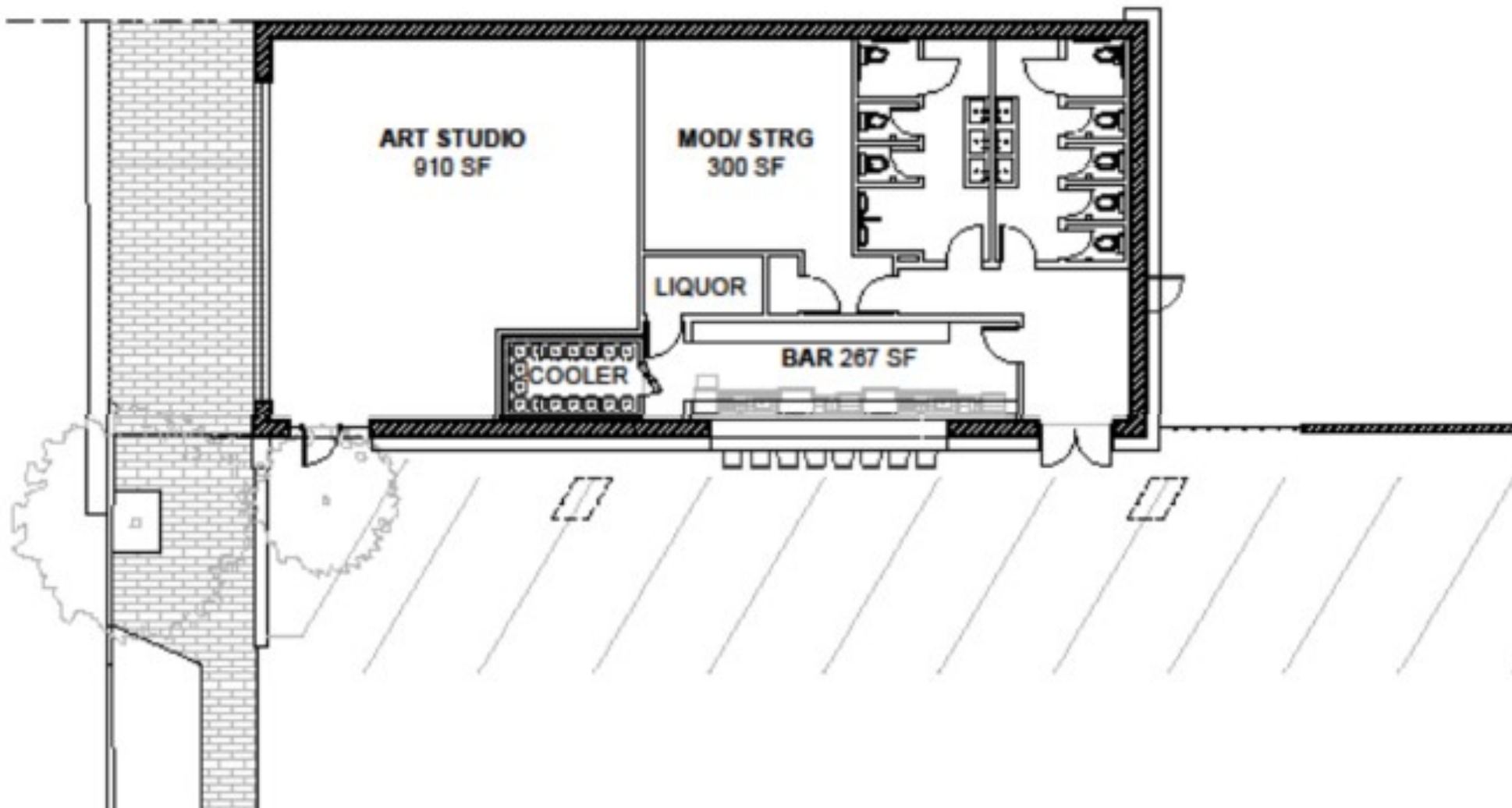


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THE UNIVERSITY
OF ARIZONA

Main Gate Square
LIFE HAPPENS HERE!



Sun Link Streetcar

