



Location: 3774 South 6th Avenue – on the “going home” side of the street at the signalized intersection of 6th Avenue and Ajo Way

Land Size: ±19,976 SF

Building Size: ±2,014 SF

APN: 119-17-050C

Zoning: C-2

Highlights:

- ◆ Excellent exposure on both 6th Avenue and Ajo Way, with ±154 feet of 6th Avenue frontage and ±136 feet of Ajo Way frontage.
- ◆ Located across the street from the VA Hospital, which has ±2,500 employees (*Source: www.tucson.va.gov*).
- ◆ Near several schools and surrounded by national tenants such as Family Dollar, Church’s Chicken, Whataburger, Pizza Hut, Cricket, O’Reilly Auto Parts, Midas, Big O Tire, Jack in the Box, and Panda Express.
- ◆ Former gas station; pumps, canopy, and, according to the owner, tanks have been removed to maximize exposure

EXCLUSIVELY REPRESENTED BY:
JERAMY PRICE
520-326-3200 · jprice@volkco.com

TRAFFIC COUNTS:

6th Avenue	29,250 acpd (2015)
Ajo Way	<u>18,369 acpd (2015)</u>
Total	47,619 acpd

Source: PAG Transportation Data Management System

DEMOGRAPHIC SUMMARY:

<i>2016 Estimates</i>	1 Mile	3 Miles	5 Miles
Population	12,872	115,039	240,291
# Households	4,077	36,885	84,224
Avg HH Income	\$32,993	\$39,437	\$44,766
# of Employees	5,593	66,800	149,451

Source: Applied Geographic Solutions/TIGER Geography, April 2016

The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein.



107-406 acpd

36th St



La Gran Bota



44th St

Pueblo Magnet High School
± 2,000 students, faculty and staff



VETERANS' HOSPITAL

One of the largest employers in southwest Tucson.
±2,500 employees, and thousands of daily visitors.
The largest Veterans' Hospital complex in Southern Arizona, sitting on ±116 acres.

St. John the Evangelist Catholic Church & School
± 209 students, faculty and staff



Hollinger Elementary
± 505 students, faculty and staff

Ajo Way



12th Ave

6th Ave

C.E. Rose PreK-8 School
±652 students, faculty and staff





La Gran Bota



Oasis Insurance



107,406 acpd

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USA Pawn

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LOANS INC.
THE CARE YOU NEED...AUTY



COST LESS
auto parts

BIG TIRES

U-HAUL

Hollinger
Elementary
± 505 students, faculty
and staff

SITE

6th Ave

Ajo Way



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cricket
Pizzeria

O'Reilly AUTO PARTS
PROFESSIONAL. RELIABLE. FRIENDLY.



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