

SEC 6th Ave & Ajo Way

3925 S 6th Ave, Tucson, AZ 85714

D.L. Slaughter
Company

FORMER WHATABURGER BUILDING



Available:

1,597 SF Space Available
Combined Parcel Size .59 AC
Freestanding Drive-Thru Building
For Sale or Lease

Traffic Count:

Ajo Way 30,216 VPD
6th Ave 31,698 VPD

For more information please contact:

Mike Ord

E: mike@dlslaughter.com
O: 602.957.3553
C: 602.421.2788

4742 North 24th Street
Suite 315
Phoenix, Arizona 85016

www.dlslaughterco.com

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Property Highlights:

- Located in a dense part of Tucson
- Near VA Medical Center
- Near industrial parks with high daytime employment



Average Household Income:

1 mile - \$47,931
3 mile - \$57,821
5 mile - \$60,520

Population:

1 mile - 10,808
3 mile - 103,734
5 mile - 217,881

Daytime Employment Report:

5 mile - Businesses: 13,216
5 mile - Employees: 181,146

Traffic Counts:

Ajo Way: 30,216 VPD
6th Ave: 31,698 VPD

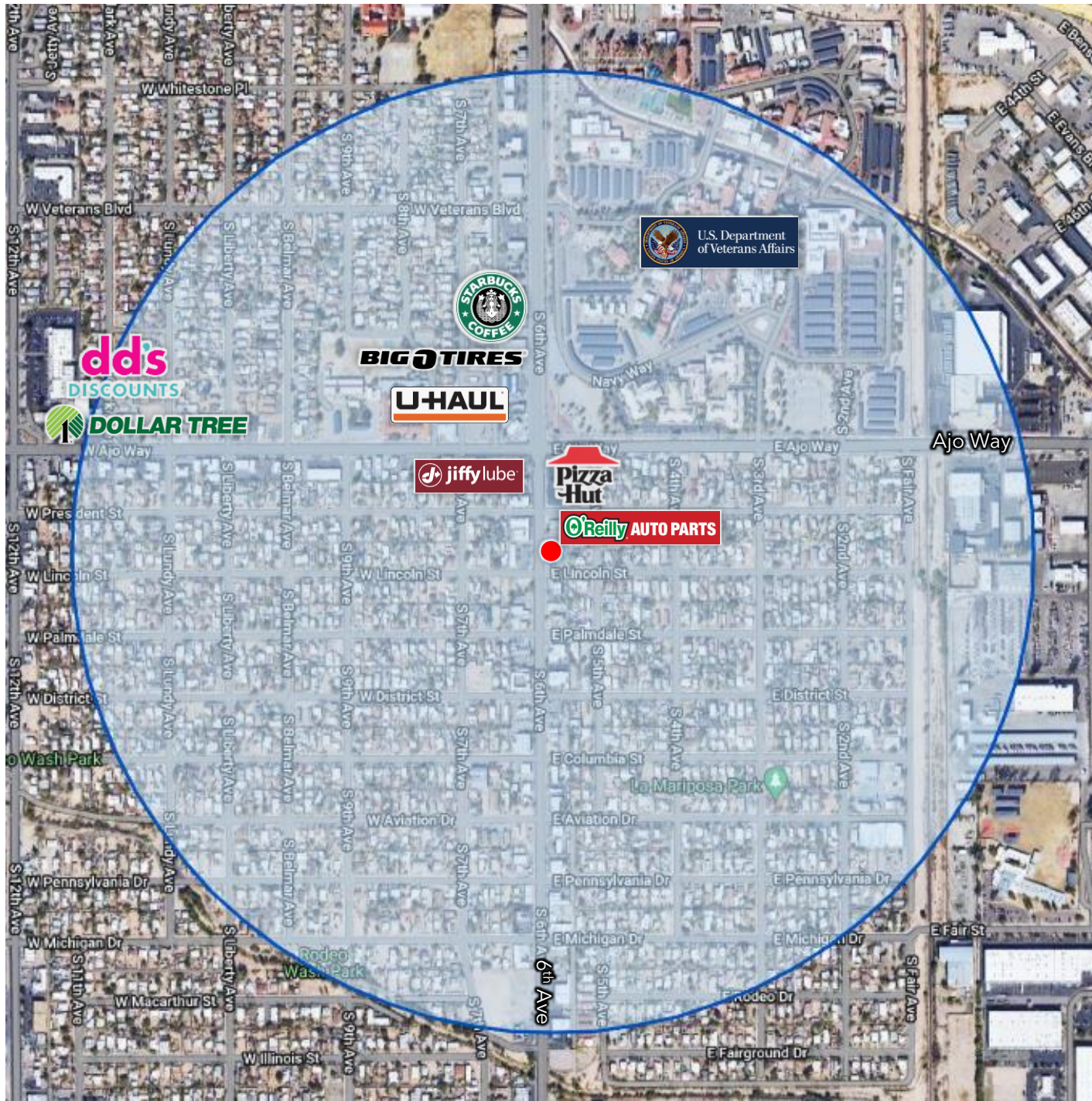
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Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd Suite E#183
Akron, OH 44312
866.290.8121
www.americanatl.com

ALTA/NSPS Land Title Survey

Project Sunrise
Surveyor Certification
0232 - Unit 0232

3925 S 6TH AVE
TUCSON, AZ 85714
County of PIMA

To: Chicago Title Insurance Company, and American National, LLC. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include Items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 10a, 13, 14, 15, 17, 18, 19, 20, 21 of Table A. The fieldwork was completed on 06/09/2019.

Blocky D Block
Land Survey Number 95542
In the State of Arizona
Date of Plat or Map: 05/10/2019
Date of last revision: 05/10/2019

Network reference #20190467-0101

Survey Prepared By:
Brew & Associates, P.A.
3625 N. Seward Drive
Fayetteville, AR 72703

DRAWN BY: AJ
JOB REF: # 19-1843

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN TUCSON, IN THE COUNTY OF PIMA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
LOTS 2, 3, 4 AND 5, BLOCK 6, OF AMENDED GOVERNMENT HEIGHTS SUBDIVISION NO. 2, PER MAP RECORDED IN BOOK 3 OF MAPS, PAGE 68, IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA.

THE LANDS DESCRIBED AND SHOWN HEREON ARE THE SAME AS THOSE DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY FILE NO. C190489-349-MK1-844 WITH AN EFFECTIVE DATE OF APRIL 14, 2019.

Site Information

WHATABURGER REAL ESTATE LLC
3925 S 6TH AVE
TUCSON, AZ 85714-1511
APN: 120-06-080
120-06-090
26062.4 SQ. FEET ±
0.60 ACRES ±

Zoning Information

STATUS	PROPERTY IS CURRENTLY ZONED:	STATUS
ITEM	REQUIRED	OBSERVED
PERMITTED USE	NA	RESTAURANT
MIN. LOT AREA	NA	0.60 ACRES
MIN. FRONTAGE	NA	208.50'
MAX. BLDG COVERAGE	NA	7%
MIN. SETBACKS FRONT	NA	15.1'
MIN. SETBACKS SIDE	NA	44.9'
MIN. SETBACKS REAR	NA	48.2'
MAX. BUILDING HEIGHT	NA	21.9'
PARKING REGULAR	NA	28
PARKING HANDICAP	NA	1
PARKING TOTAL	NA	29

Note: Please refer to the City of Tucson Planning Department website for the most current zoning code and applicable rules.

Legend of Symbols & Abbreviations

SURVEY FEATURES	SURVEY SYMBOLS	UTILITY SYMBOLS
BOUNDARY LINE	ADJACENT TO WATER	ELECTRIC POWER
UTILITY	ADJACENT TO ROAD	WATER METER
CENTERLINE OF ROAD	ADJACENT TO FENCE	SEWER
ADJACENT TO FENCE	ADJACENT TO FENCE	WATER MAIN
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