

# 530-540

N 7th Ave | Tucson, AZ 85705

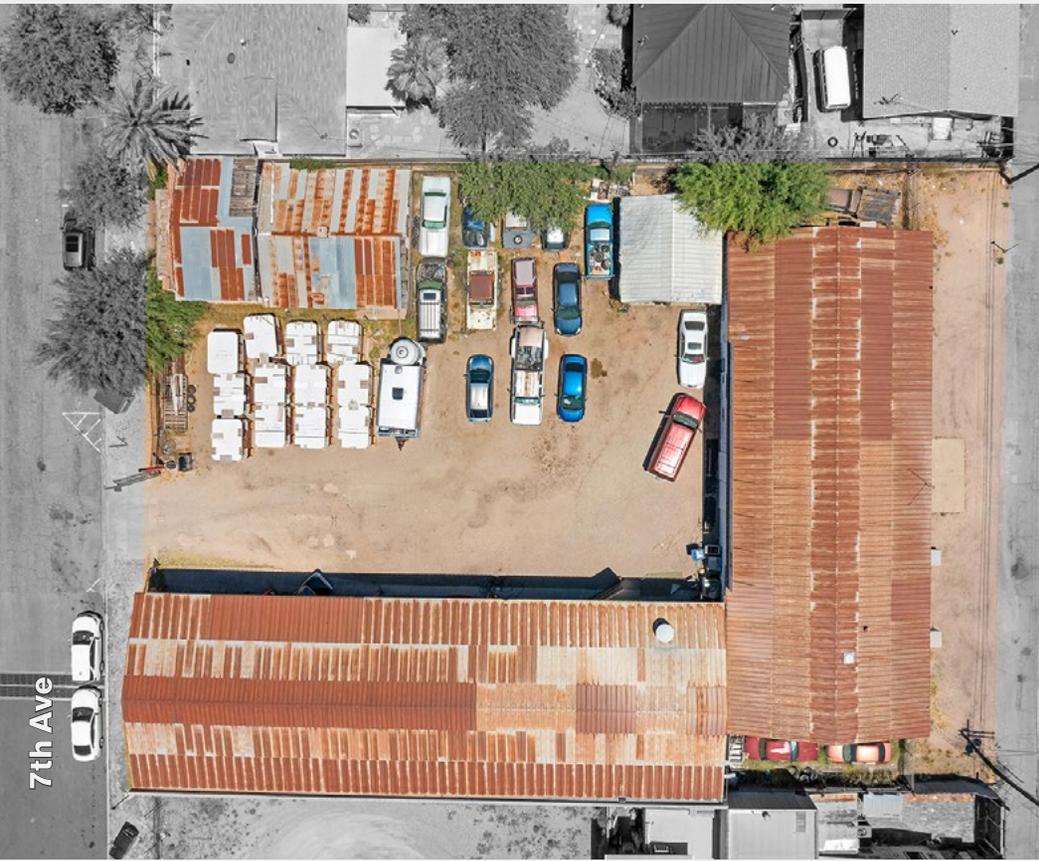
CBRE

*Infill Site with Development Potential*

*Warehouse/Automotive*

*New Purchase Price: \$995,000*





## PROPERTY OVERVIEW

<b>Pricing</b>	<b>\$995,000</b>
Assessor Parcel No.	114-04-238A
Land Size	±24,394 SF or ±0.56 Acres
Structures	
Warehouse (1948)	±4,000 SF (40'x100')
Covered Workspace/Garage	±4,800 SF (40'x120')
Single Family Unit	0 SF Assessed
Zoning	C-3
Zoning Overlay	Infill Incentive District (GIIS)-Downtown Links Subdistrict (DLS)-Stone/Sixth Street Sub-Area (SSS), Sixth Street Sub-Area (SSS)
Opportunity Zone	Census Tract 04019000400

## Highlights

- Great Downtown/Central Location near Freeway and Downtown Links to get east via Aviation Highway
- Near University of Arizona and Downtown Tucson
- C-3 Zoning allows for quasi industrial uses and redevelopment opportunities In the path of growth!



Aerial view to the Southwest



Aerial view to the Northeast





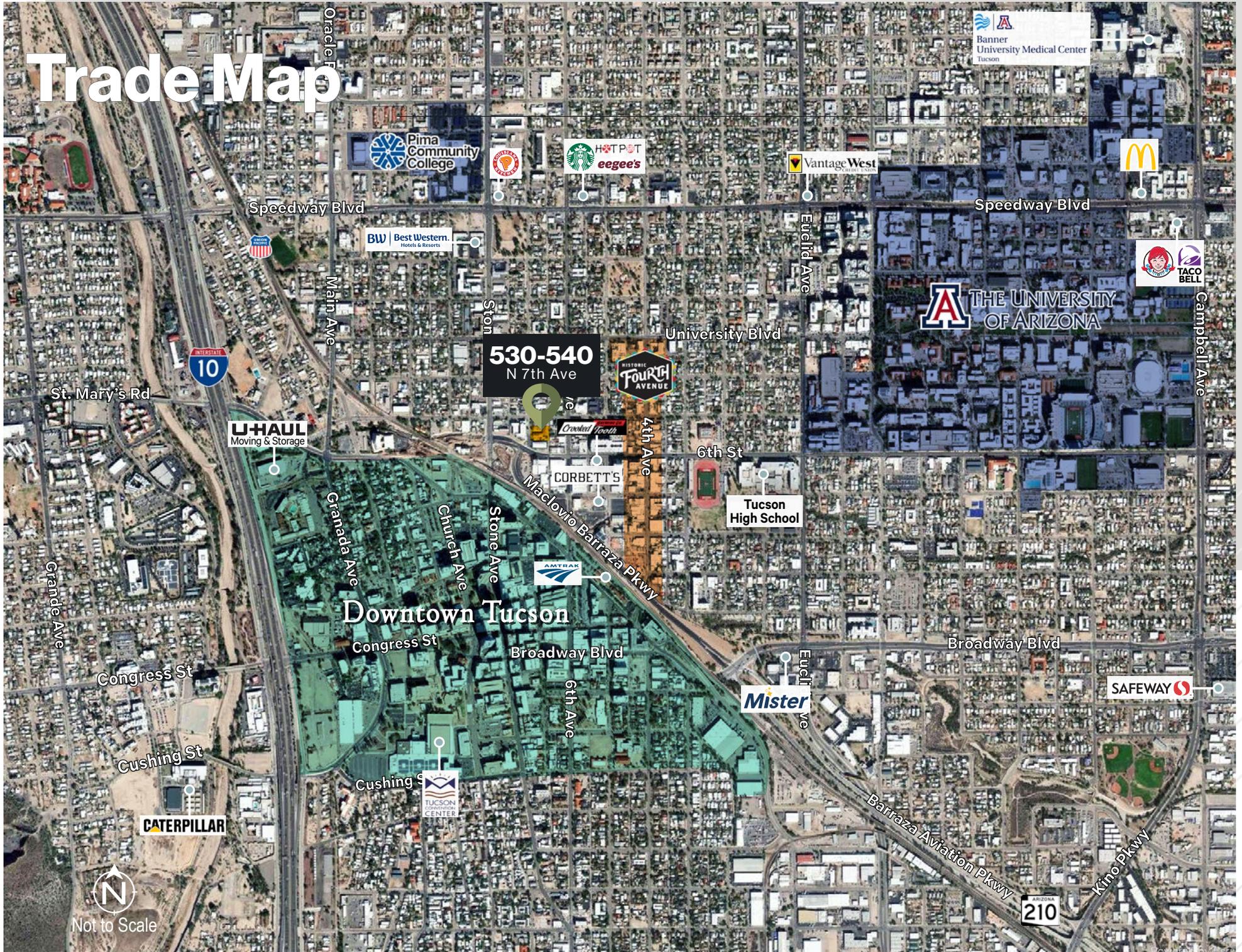
530-540  
N 7th Ave

7th Ave  
Commons Apts



530-540  
N 7th Ave

# Trade Map



**530-540**  
N 7th Ave

**Downtown Tucson**

**THE UNIVERSITY OF ARIZONA**

**Banner University Medical Center**  
Tucson

**Pima Community College**

**Mister**

**SAFeway**

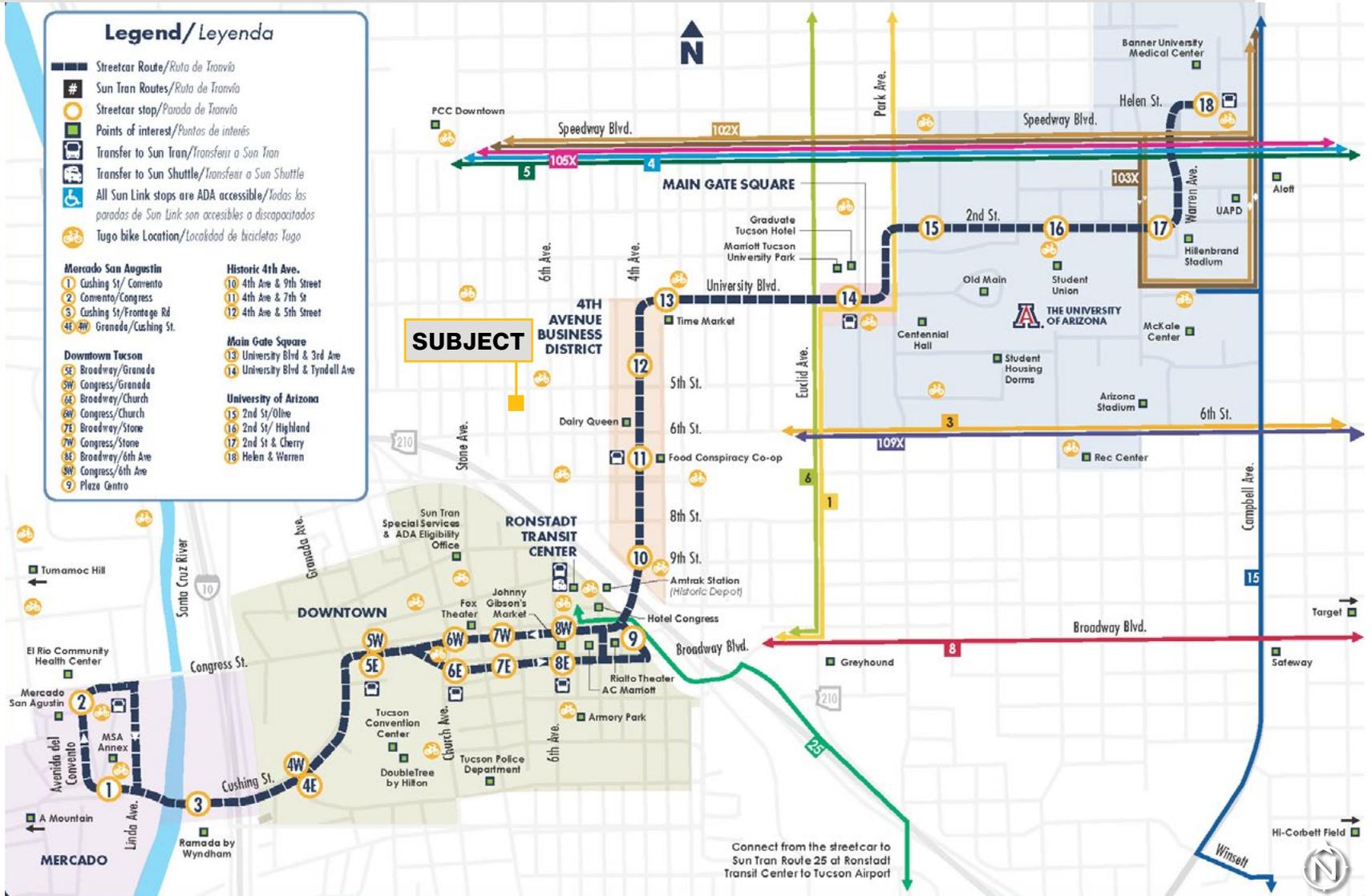


Not to Scale



# Sun Link Tucson Streetcar

Tucson's streetcar began service in July 2014. The Sun Link Tucson Streetcar connects five major activity centers in central Tucson – the University of Arizona, Main Gate Square, Historic Fourth Avenue, Downtown Tucson and the Mercado District. The four-mile route has 18 stops adorned with public art and located within walking distance of more than 11,000 parking spaces. This project was part of Tucson's regional plan for a multi-modal transportation system that offers bike lanes and paths, new sidewalks and greenways and added transit service. More than 100,000 people live and work within a block of the Tucson Streetcar line. In 2016 the Streetcar averaged 4,000 daily weekday trips and over a million rides per year.

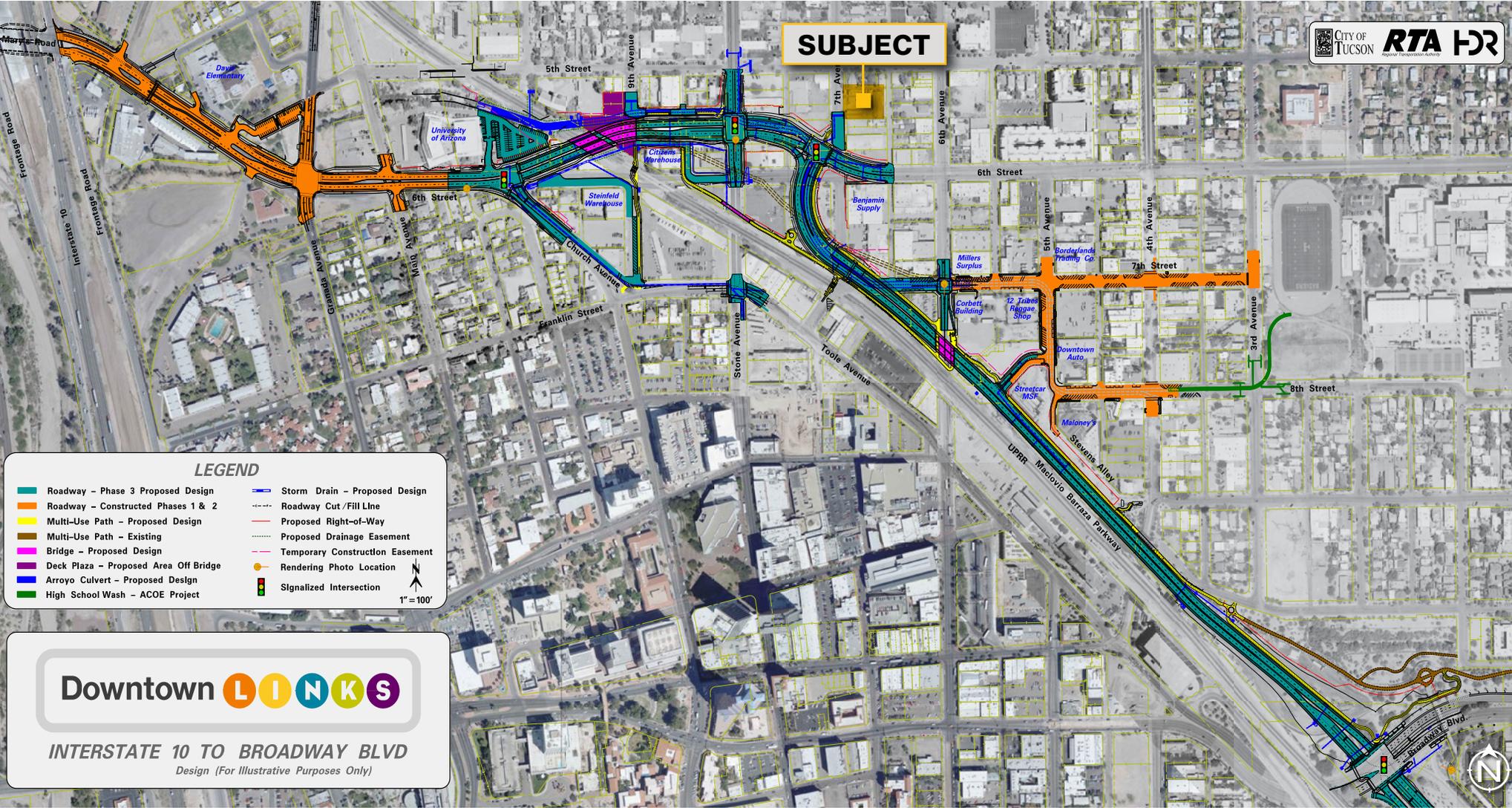


# Downtown Links

Downtown Links is an improvement project that will provide enhancements, benefits and connections for pedestrians, bicyclists, and motorists. The Downtown Links project is a 30 mph, four-lane road north of the Union Pacific railroad tracks that will connect Barraza-Aviation Parkway to I-10. <https://www.downtownlinks.info/>



**SUBJECT**



**LEGEND**

- Roadway - Phase 3 Proposed Design
- Roadway - Constructed Phases 1 & 2
- Multi-Use Path - Proposed Design
- Multi-Use Path - Existing
- Bridge - Proposed Design
- Deck Plaza - Proposed Area Off Bridge
- Arroyo Culvert - Proposed Design
- High School Wash - ACOE Project
- Storm Drain - Proposed Design
- Roadway Cut / Fill Line
- Proposed Right-of-Way
- Proposed Drainage Easement
- Temporary Construction Easement
- Rendering Photo Location
- ⬮ Signalized Intersection

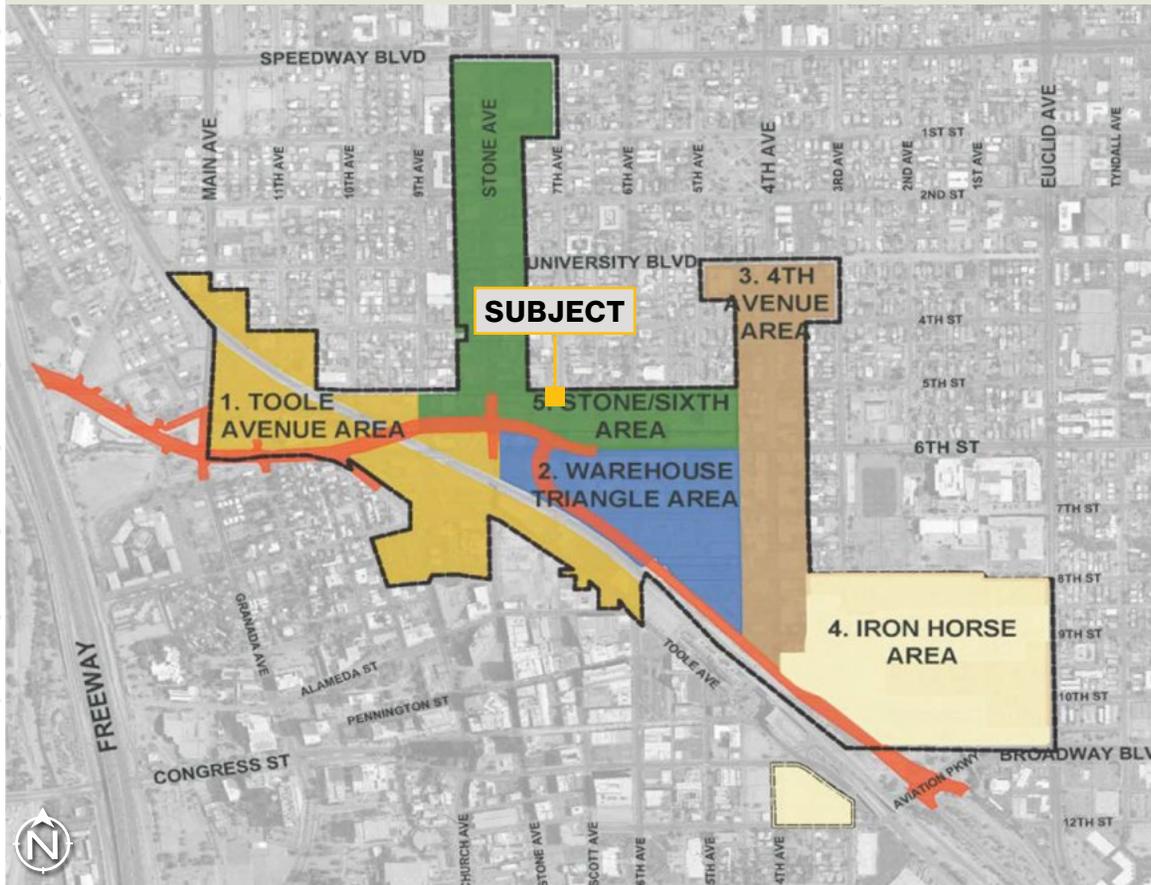
1" = 100'

**Downtown LINKS**

**INTERSTATE 10 TO BROADWAY BLVD**

*Design (For Illustrative Purposes Only)*

# Stone/Sixth Street Sub-Area (SSA)



The intent of the Sixth Street Sub-Area is to promote higher density mixed use development along the 6th Avenue, 6th Street and 7th Avenue corridors. Benefits of this development include reduction in parking, zero lot lines and increases in allowable building density.

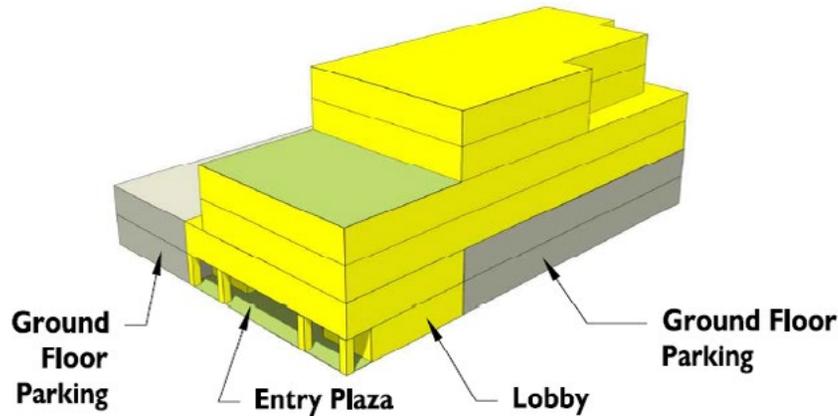
**\*Sub-Area Entitlement/Development guidelines available in supplemental.**

## LEGEND

- |                                                                                     |                            |                                                                                     |                                             |
|-------------------------------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|---------------------------------------------|
|  | 1. Toole Avenue Area       |  | 5. Stone/Sixth Street Area                  |
|  | 2. Warehouse Triangle Area |  | Downtown Links Subdistrict                  |
|  | 3. 4th Avenue Area         |  | Downtown Links Roadway (Under Construction) |
|  | 4. Iron Horse Area         |                                                                                     |                                             |

# (SSA) Entitlement Concept: Residential/Student Housing

View A



## PROJECT NOTES

PROJECT AREA:	±0.56 Ac	PROPOSED TOTAL UNITS:	Approx 48
PARCEL:	117-04-238A	MAX DENSITY:	87 RAC per C-3 Zone
EXISTING ZONING:	C-3	PROPOSED DENSITY:	87 RAC
OVERLAY ZONE:	Infill Incentive District - Sixth Street Sub-Area	OPEN SPACE REQUIRED:	20% of Site (±4,878 SF)
PROPOSED USE:	Multifamily Apartments/Mixed Use	OPEN SPACE PROVIDED:	±4,900 SF
TOTAL GROSS FLOOR AREA:	±52,000 SF	PARKING REQUIRED:	Approx 88 Spaces
MAX TOTAL UNITS:	48	PARKING PROVIDED:	Approx 90 Spaces

**\*Project Notes and Schematic completed by the Planning Center. Supplemental report available with further details. Please inquire.**



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