

# 2 Story Free-Standing Retail Building

## For Sale or Lease

### *6580 E. Tanque Verde Road, Tucson, AZ*



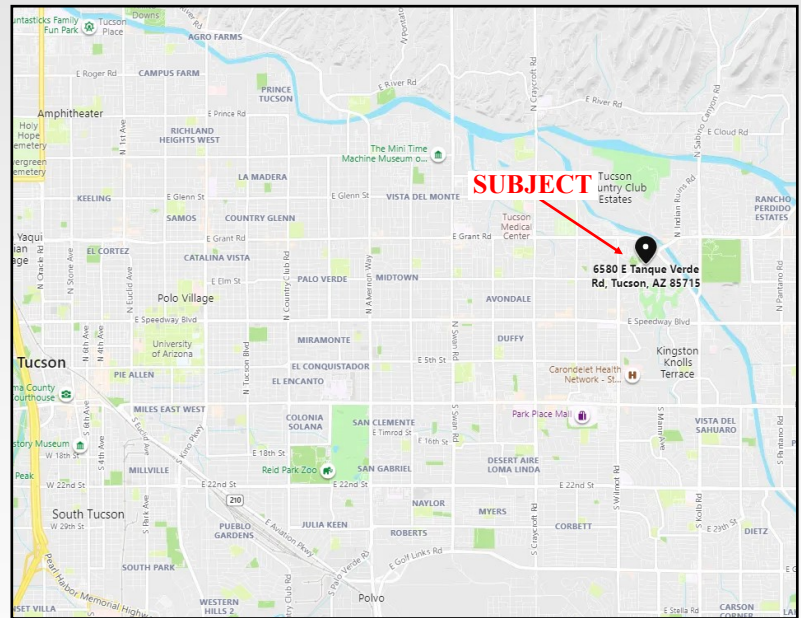
#### Sale & Lease Information

- **Availability:** First Floor - 1,750 SF  
Second Floor - 1,792 SF
- **Sale Price:** Contact Agent
- **Lease Rate:** \$16.00-\$18.00/RSF
- **Lease Type:** Triple Net (NNN)
- **Zoning:** C-2, C-3, City of Tucson

#### Comments:

- Monument Signage off of Tanque Verde Rd.
- Second Floor Apartment (great for owner user)
- Recently Updated flooring and fixtures.
- Whole Building available to Lease/Purchase
- Owner/User with small front space producing income.

#### Location Map



Exclusively Represented by:

**Cameron Casey**  
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# Floorplan

The square footages and room size information are deemed to be reliable but are not guaranteed and should be independently verified.

1<sup>st</sup> Floor 2,603 Sq Ft  
2<sup>nd</sup> Floor 1,792 Sq Ft  
Total Gross Area 4,395 Sq Ft



Upper Level



Main Level

6580 E Tanque Verde Rd

## Interior Photos



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