

HISTORIC

# Barrio Viejo



360, 364, 370 S CONVENT AVE & 116 W SIMPSON ST  
437 S MEYER AVE  
447 S MEYER AVE  
TUCSON, AZ 85701

## Barrio Viejo Portfolio Opportunity- Purchase three independently rare properties together or separately.

Barrio Viejo is one of the oldest and most culturally significant neighborhoods in Tucson, as well as a National Historic District. This quiet historic district is steps from Downtown Tucson with car-free accessibility to the Mercado District, Historic 4th Avenue, and the University of Arizona via the Sun Link Streetcar. With the Tucson Loop (131-mile bike path) blocks away and Interstate 10, Barrio Viejo’s west boundary, this area is a true multi-model transportation zone enhancing the approachability for locals and tourists alike. Visitors and residents can partake in an eclectic colorful mix of late-1800s adobes, restaurants, coffee shops, galleries, offices, and the soon to be revived Teatro Carmen. To the north, just a block away, is the Tucson Convention Center campus that includes the Tucson Arena, the Leo Rich Theater, and the Linda Ronstadt Music Hall. This campus is a hub of entertainment, culture, and community.

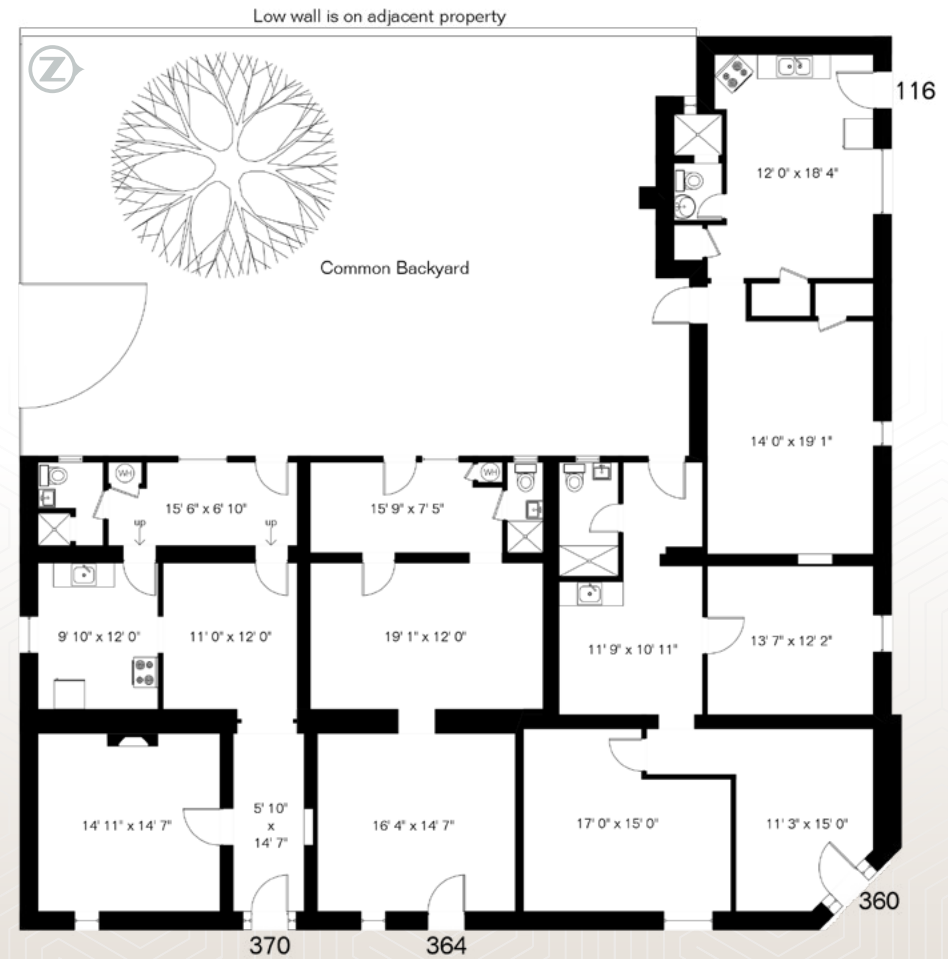


### AVAILABLE

Address	360, 364, 370 S Convent Ave & 116 W Simpson St	437 S Meyer Ave	447 S Meyer Ave
Asking Price	\$950,000	\$425,000	\$725,000
Assessor Parcel No.	117-14-1560	117-14-162A	117-14-163B, 117-14-1640
Building Size	±3,377 SF	--	±1,248 SF
Land Size	±7,240 SF	±8,855 SF	±8,782 SF
Zoning	HO-3	HC-3	HC-3

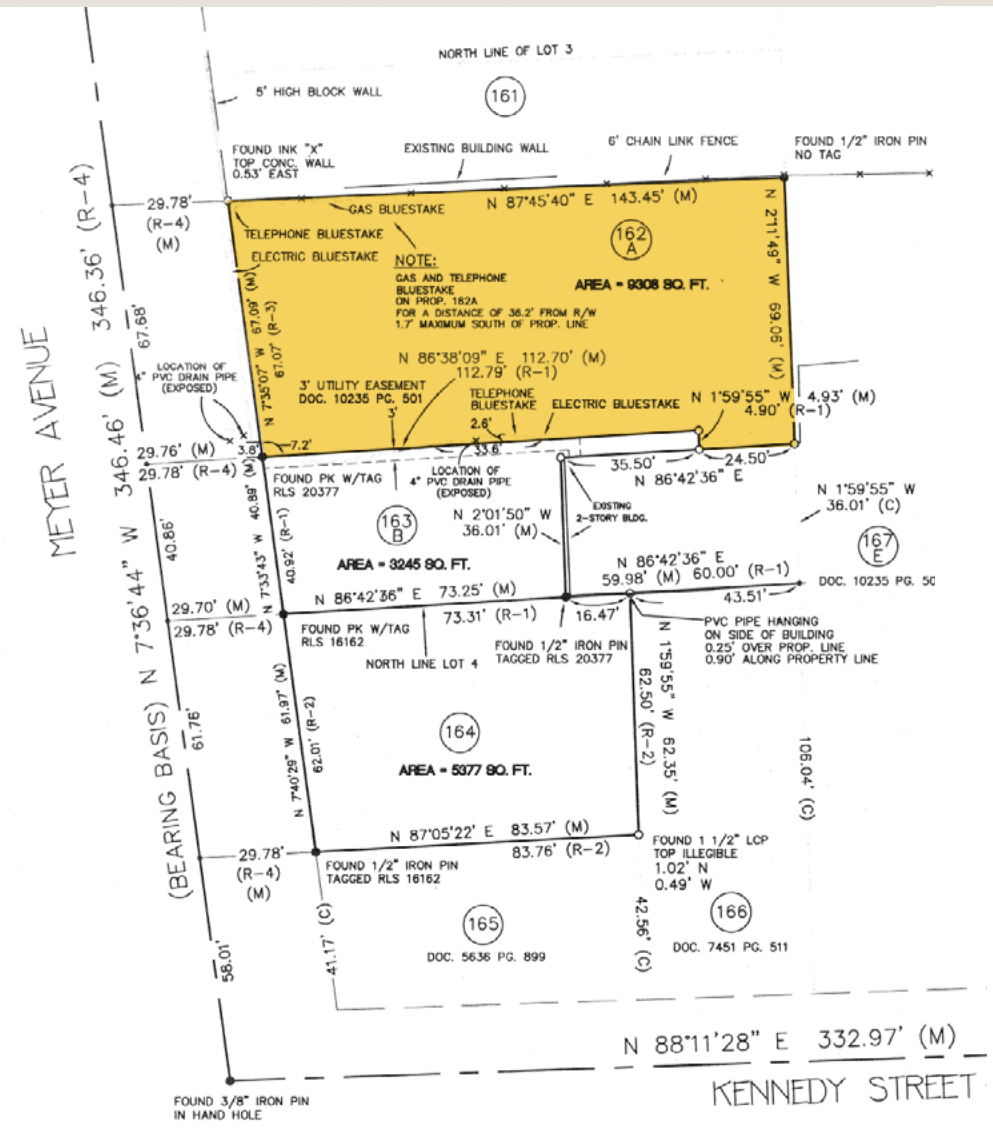
**PROPERTY OVERVIEW**

<b>Address</b>	<b>360, 364, 370 S Convent Ave &amp; 116 W Simpson St</b>
<b>Use</b>	Residential/Office/Apartment
<b>Sale Price</b>	\$950,000
<b>Assessor Parcel No.</b>	117-14-1560
<b>Building Size</b>	Total 3,377 SF <ul style="list-style-type: none"> <li>• 360 S Convent Ave ±990 SF</li> <li>• 364 S Convent Ave ±733 SF</li> <li>• 370 S Convent Ave ±915 SF</li> <li>• 116 W Simpson St ±739 SF</li> </ul>
<b>Land Size</b>	±7,240 SF
<b>Year Built</b>	Circa 1870's
<b>Zoning</b>	HO-3, City of Tucson Historic Preservation Zone (office & residential).
<b>Real Estate Taxes</b>	\$3,577.04 (2025)



PROPERTY OVERVIEW

Address	<b>437 S Meyer Avenue (Vacant Land)</b>
Sale Price	\$425,000
Assessor Parcel No.	117-14-162A
Land Size	±8,855 SF
Zoning	HC-3, City of Tucson Historic Preservation Zone (commercial & residential).
Real Estate Taxes	\$1,485.85 (2025)

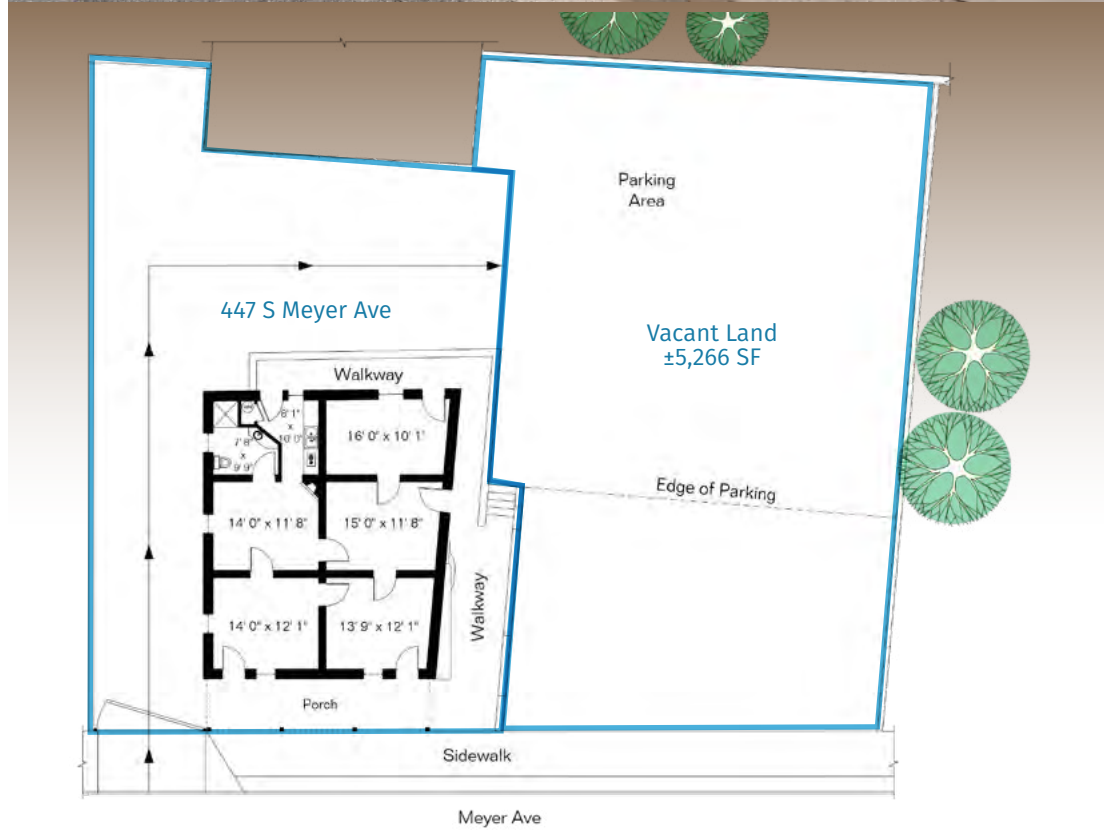


**PROPERTY OVERVIEW**

Address	<b>447 S Meyer Ave</b>
Use	Retail/Office/Home
Sale Price	\$725,000
Assessor Parcel No.	117-14-163B
Building Size	±1,248 SF
Land Size	±3,516 SF
Year Built	1919
Zoning	HC-3 , City of Tucson Historic Preservation Zone (commercial & residential).
Real Estate Taxes	\$3,512.99 (2025)



Address	<b>Adjacent Vacant Land</b>
Assessor Parcel No.	117-14-1640
Land Size	±5,266 SF
Zoning	HC-3, City of Tucson Historic Preservation Zone (commercial & residential).
Real Estate Taxes	\$886.93 (2025)





Not to Scale

PORTFOLIO FOR SALE

HISTORIC

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TUCSON, AZ 85701

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