

# South Tucson Shopping Center

2410-2424 South 6th Avenue, Tucson, Arizona

## Now Leasing



### Property Highlights

- Great Retail Location in South Tucson
- High Traffic Counts - 26,400 VPD
- Excellent Sign and Street Exposure
- Excellent Ingress/Egress

RATE ..... **\$10.65/sf/yr**  
Parcel #..... 105-09-070  
Property Taxes ..... \$1.08/sf/yr  
Insurance ..... \$.19/sf/yr  
CAM (Common Area Maintenance)\$.88/sf/yr  
Total NNN Costs.....\$2.15/sf/yr  
Zoning ..... General Commercial  
Heating/AC ..... yes  
Term ..... Negotiable

**Available: 2,160 sf**  
**1,600 sf**  
**1,600 sf**  
**8,684 sf**

*Call Today*

For More Information  
Contact

Frank T. Moro, DB  
frank@fwpc.net

### Location

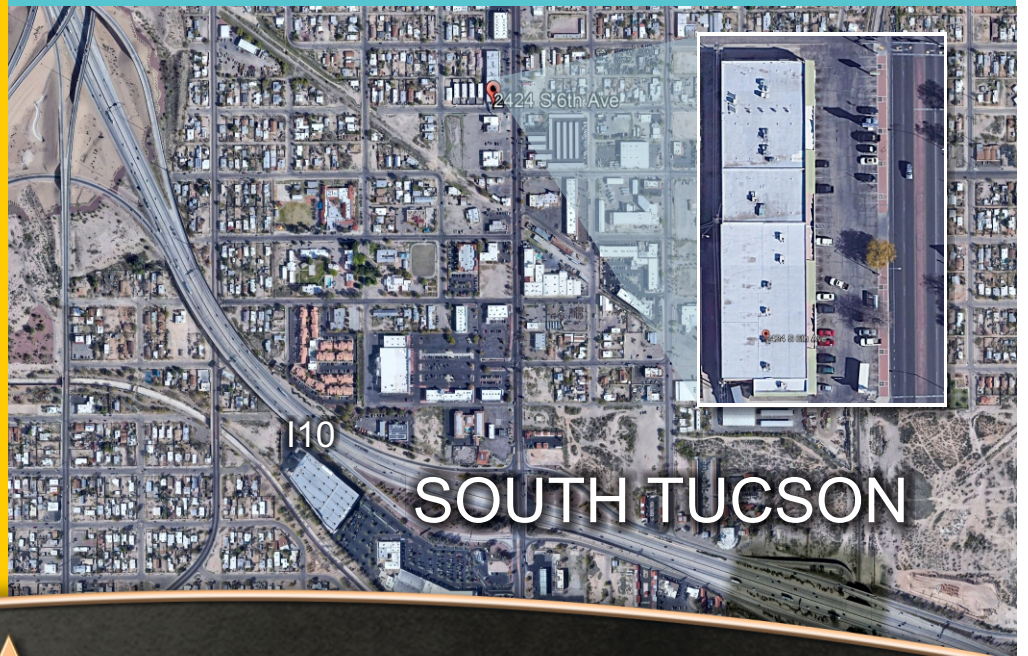
The center is located one mile off of I-10 on 6th Avenue, in the heart of South Tucson's prime retail district.

### Description

There is currently 1,900 sf available. The previous location of Family Dollar is being rebuilt and will be available December 1, 2024 with 8,684 sf to 11,884 sf. This space is ideal for a new anchor. Alternative spaces are available of 2,160 and 1,600 sf to 3,200 sf.

This center is ideally located for a new Variety Store.

**ANCHOR's:** United State Post Office, Cash Time, and Metro PCS



**SOUTH TUCSON**

(520) 458-1666  
Toll Free: 1(800)320-2381  
Fax: (520) 459-0718



**FIRST WEST**  
PROPERTIES CORPORATION

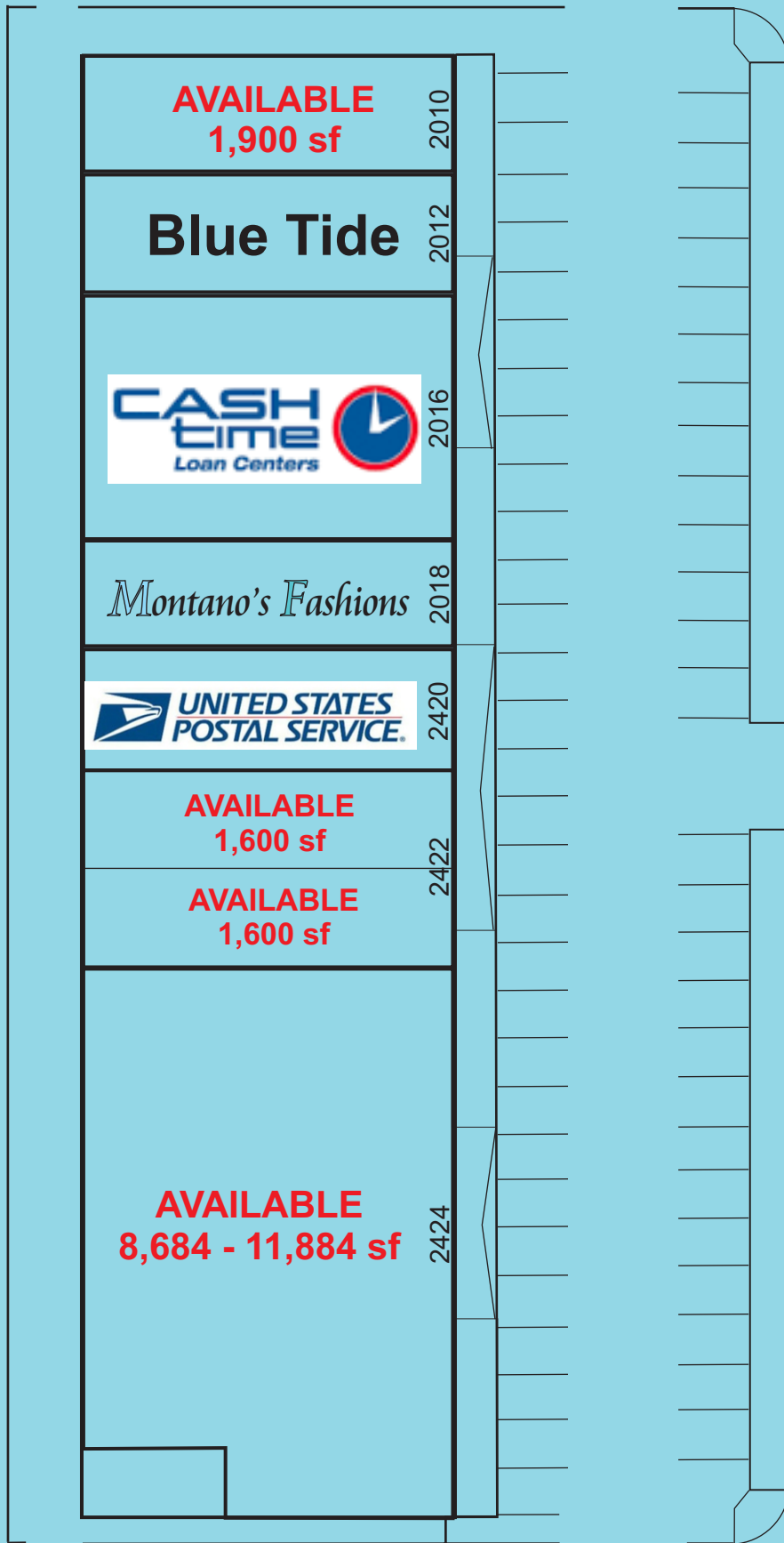
[www.fwpc.net](http://www.fwpc.net)  
1700 South Highway 92, Ste. E100  
Sierra Vista, Arizona 85635

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# SITE PLAN

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2010-2424 S. Sixth Ave, Tucson, Arizona 85713



Sixth Avenue