



Realty Executives Arizona  
Territory  
3300 E Sunrise Dr Tucson AZ  
85719

**424 E 6th St  
Tucson, AZ 85705**



## PRIME DOWNTOWN RETAIL OPPORTUNITY

Exceptional 1,398 SF retail space in Tucson's Central Business District, steps from Historic 4th Avenue entertainment district. High visibility corner location with excellent foot traffic from University of Arizona proximity. Features large storefront windows, double-door entry, and benefits from 21,315 population within 1-mile radius. Perfect for retail or professional services in Tucson's most dynamic commercial corridor.

### Key Details

- Size: 1,398 SF
- Base Rent: \$22.00/SF annually (\$30,756/year | \$2,563/month)
- NNN Charges: \$2.91/SF annually (\$4,067/year | \$339/month)
- Total Annual Cost: \$34,823 (\$2,902/month)
- Lease Term: Negotiable (minimum 5 years preferred)
- Property Type: Retail Strip Center
- Zoning: C-3 Commercial



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## 1 MILE RADIUS

## 2 MILE RADIUS

## 3 MILE RADIUS

### KEY FACTS

**21,315**

Population

**8,291**

Households

**23.8**

Median Age

### KEY FACTS

**57,145**

Population

**24,537**

Households

**28.6**

Median Age

### KEY FACTS

**113,949**

Population

**49,801**

Households

**32.7**

Median Age

### EDUCATION

**58%**

Bachelor's+

**21%**

Some College

13% HS • 8% No HS

### EDUCATION

**46%**

Bachelor's+

**26%**

Some College

17% HS • 11% No HS

### EDUCATION

**38%**

Bachelor's+

**28%**

Some College

21% HS • 13% No HS

### BUSINESS

**1,969**

Businesses

**31,930**

Employees

### BUSINESS

**4,276**

Businesses

**77,274**

Employees

### BUSINESS

**6,458**

Businesses

**103,755**

Employees

### EMPLOYMENT

**70%**

White Collar

**8%**

Blue Collar

**22%**

Services

**6.4% Unemployment**

### EMPLOYMENT

**68%**

White Collar

**13%**

Blue Collar

**20%**

Services

**6.2% Unemployment**

### EMPLOYMENT

**65%**

White Collar

**16%**

Blue Collar

**19%**

Services

**5.6% Unemployment**

### INCOME

**\$42,952**

Median Household Income

**\$36,288**

Disposable Income

**\$26,937**

Per Capita

**\$12,208**

Net Worth

### INCOME

**\$45,860**

Median Household Income

**\$39,036**

Disposable Income

**\$30,558**

Per Capita

**\$14,914**

Net Worth

### INCOME

**\$48,376**

Median Household Income

**\$40,431**

Disposable Income

**\$30,748**

Per Capita

**\$22,652**

Net Worth

### HOUSEHOLD SPENDING

**\$4,582**

Groceries

**\$4,110**

Health Care

**\$2,651**

Eating Out

**\$1,578**

Apparel

**\$161**

Computers

### HOUSEHOLD SPENDING

**\$4,718**

Groceries

**\$4,436**

Health Care

**\$2,646**

Eating Out

**\$1,582**

Apparel

**\$156**

Computers

### HOUSEHOLD SPENDING

**\$4,733**

Groceries

**\$4,592**

Health Care

**\$2,628**

Eating Out

**\$1,571**

Apparel

**\$152**

Computers

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