



## Fiesta Plaza

5650 S 12th Ave, Tucson, AZ 85706



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# Fiesta Plaza

\$11.52 /SF/YR

High visibility! Located in Tucson's top-performing retail district, this space offers excellent demographics and high foot traffic on 12 South Ave, one of the busiest avenues in the area. Join a thriving mix of retail, service businesses, and professional offices in an ideal location for retail, service, or office use.

Outstanding visibility and accessibility: Strategically positioned on 12 South Ave with convenient street-side and interstate access, just minutes from I-19, Downtown Tucson, and Tucson International Airport.

High foot traffic: Benefit from being part of a well-established shopping and service area with strong consumer activity along a bustling avenue.

Diverse business community: Perfect for retailers, service providers, and professionals looking for a dynamic environment....

- Heavy day traffic
- Great exposure on 12 South Ave.
- Diversity on business



Rental Rate:	\$11.52 /SF/YR
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	3
Center Properties:	3
Frontage:	757' on 12th Ave
Gross Leasable Area:	31,704 SF
Walk Score @:	72 (Very Walkable)
Transit Score @:	32 (Some Transit)
Rental Rate Mo:	\$0.96 /SF/MO

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1st Floor Ste 124

Space Available	1,200 SF
Rental Rate	\$11.52 /SF/YR
Date Available	October 06, 2025
Service Type	TBD
Space Type	New
Space Use	Office/Retail
Lease Term	Negotiable

The space is leased in as-is condition. Any improvements or modifications will be the tenant’s responsibility.

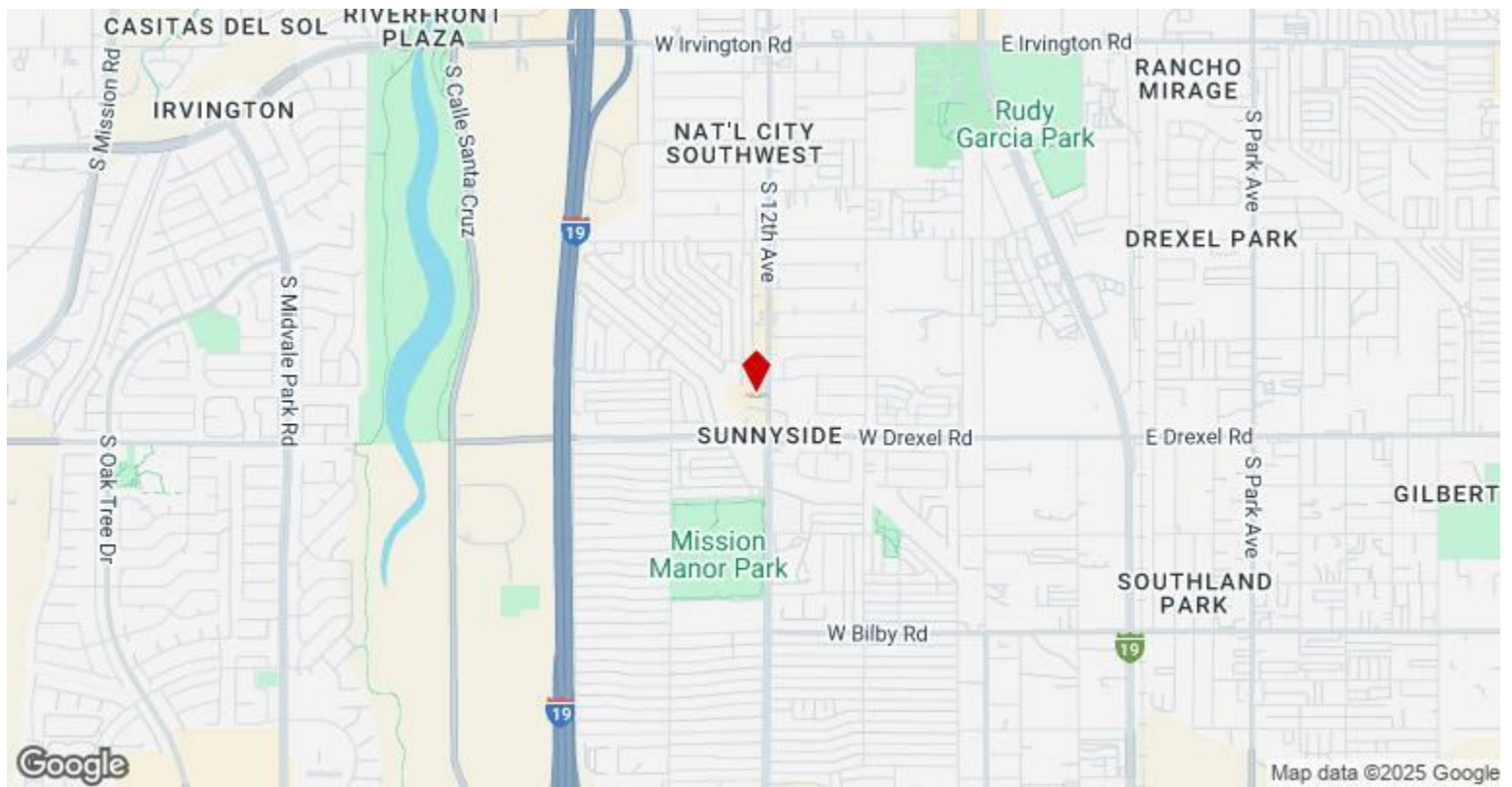
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Averhealth	-	
Jenny's Fashion	-	
La Bella China	-	
La Princesa	-	
Lovely Nails By Tony	-	
Sushi-kito Restaurant	-	
Tufesa	-	





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## Property Photos





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