

FORMER MILLER'S SURPLUS FOR SALE

406 N 6th Ave | Tucson, AZ 85705

CUSHMAN & WAKEFIELD

PICOR

FOR SALE



THE DISTRICT
ON 5TH
210± Units

union
on 6th
255± Units

THE ROYAL ROOM
WINE • BEER • SPIRITS

ANELLO

Crooked Tooth
BARLEY YEAST HOPS

SUBJECT

Mister
CAR WASH
Corporate
Headquarters



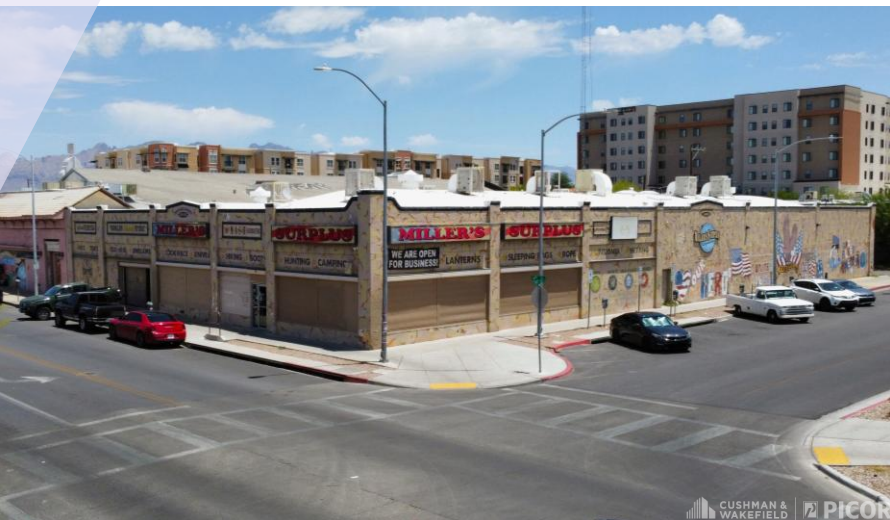
6th Avenue: 12,360 (VPD) 2025

7th Street

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PROPERTY DETAILS

Building Size	17,776 SF
Lot Size	17,952 SF (0.412 Acres)
Sale Price	Contact Agent
Zoning	C-3, City of Tucson
APN	117-05-1320
Property Taxes	\$23,345.42 (2025)
Address	406 N 6th Ave., Tucson, Arizona 85705

HIGHLIGHTS

- Former **Miller's Surplus** building offering a rare retail/warehouse opportunity in downtown Tucson within the [Rio Nuevo District](#)
- Located along 6th Ave with excellent access to **Downtown Tucson, Historic 4th Avenue, and the University of Arizona**
- Large flexible floorplate ideal for retail, showroom, warehouse, or adaptive reuse users
- Positioned in an established urban trade area with strong residential, student, and visitor traffic

TRAFFIC COUNTS

6 th Ave	12,360 VPD (2025)
6 th St	26,801 VPD (2025)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	20,281	\$70,999	26,460
3 Miles	114,069	\$77,971	76,651
5 Miles	279,496	\$78,704	153,550

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Submarket



748 Beds



the
HOTEL
CONGRESS
EST. 1919
39 Rooms



CORBETT'S

SUBJECT

6th Avenue: 12,360 (VPD) 2025

Maclovio Barraza Parkway



145 Rooms



Corporate Headquarters

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