

ARI ON FOURTH - Up to ±4,448 SF Ground Floor
Brand New Retail Space on Historic 4th Avenue
211 N. 4th Avenue, Tucson For Lease



Exclusively represented by
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FEATURES

AVAILABILITY	Up to 4,448 SF* (per owner) Demisable
LEASE RATE	Call Agent

DEMOGRAPHICS <i>(2024 Estimates)</i>	1-MILE	3-MILES	5-MILES
Population	19,321	113,689	284,198
Avg Household Income	\$67,718	\$71,082	\$72,070
Total Employees	26,086	71,493	153,995

SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2024



HIGHLIGHTS

- Located on Historic 4th Ave. just moments away from U of A and Downtown Tucson
- Retail space below the newest luxury apartments in the trade area
- Dedicated retail parking
- 4th Avenue Street fair frontage - 2 events per year
- Along the Streetcar path connection the U of A, Main Gate Square, Downtown, 4th Ave, and Mercado San Agustín

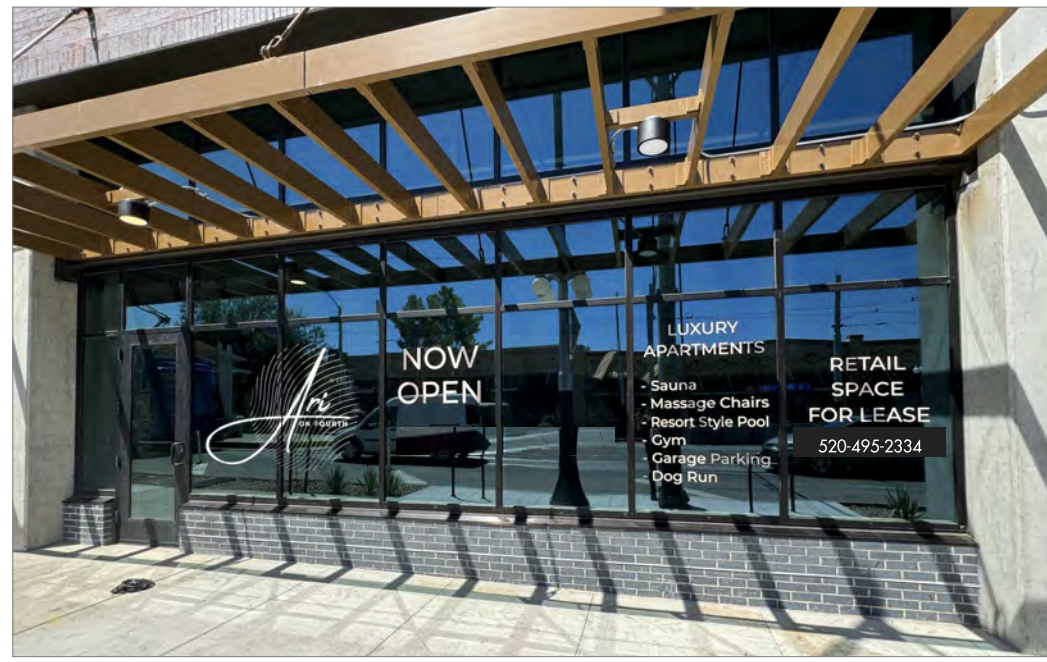
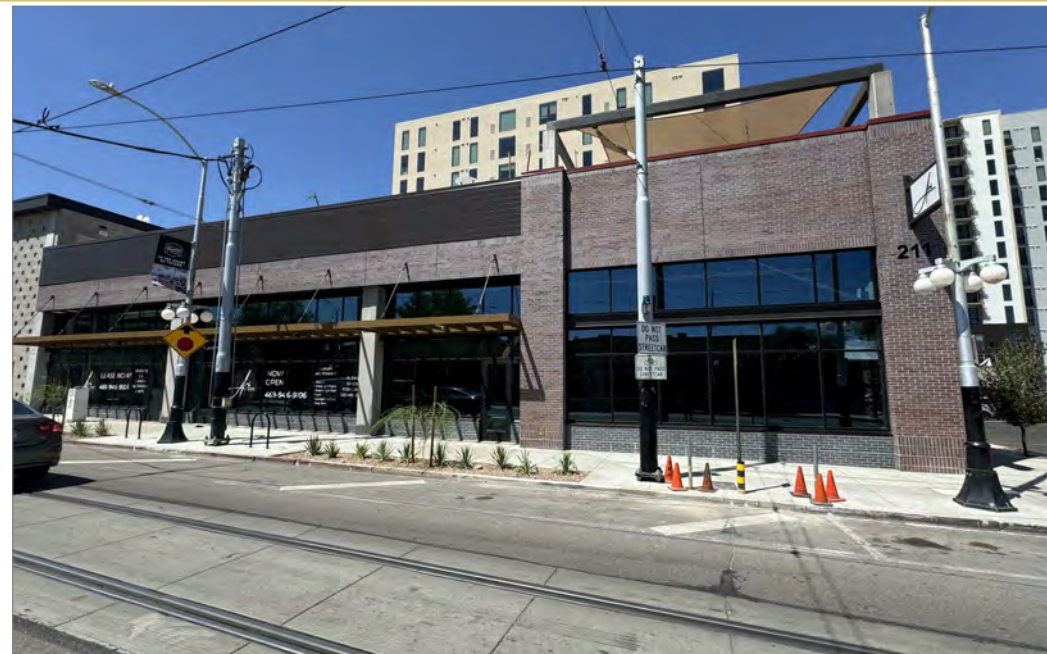
TRAFFIC COUNTS

N 4TH AVENUE	8,279 AADT (2023)
E 6TH STREET	24,809 AADT (2023)

SOURCE: Pima Association of Governments

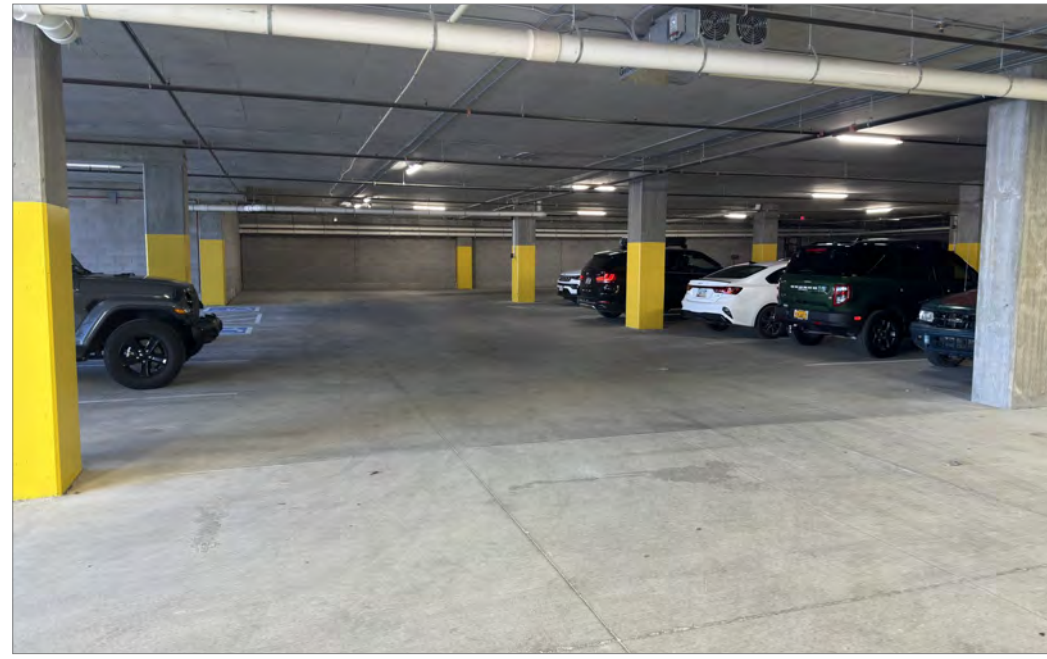
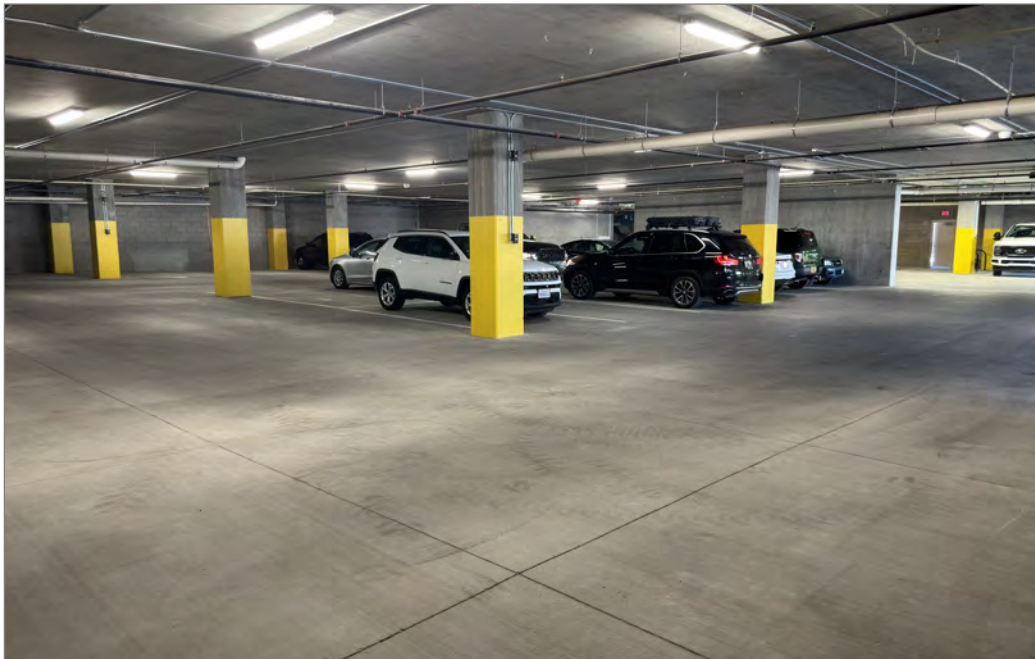


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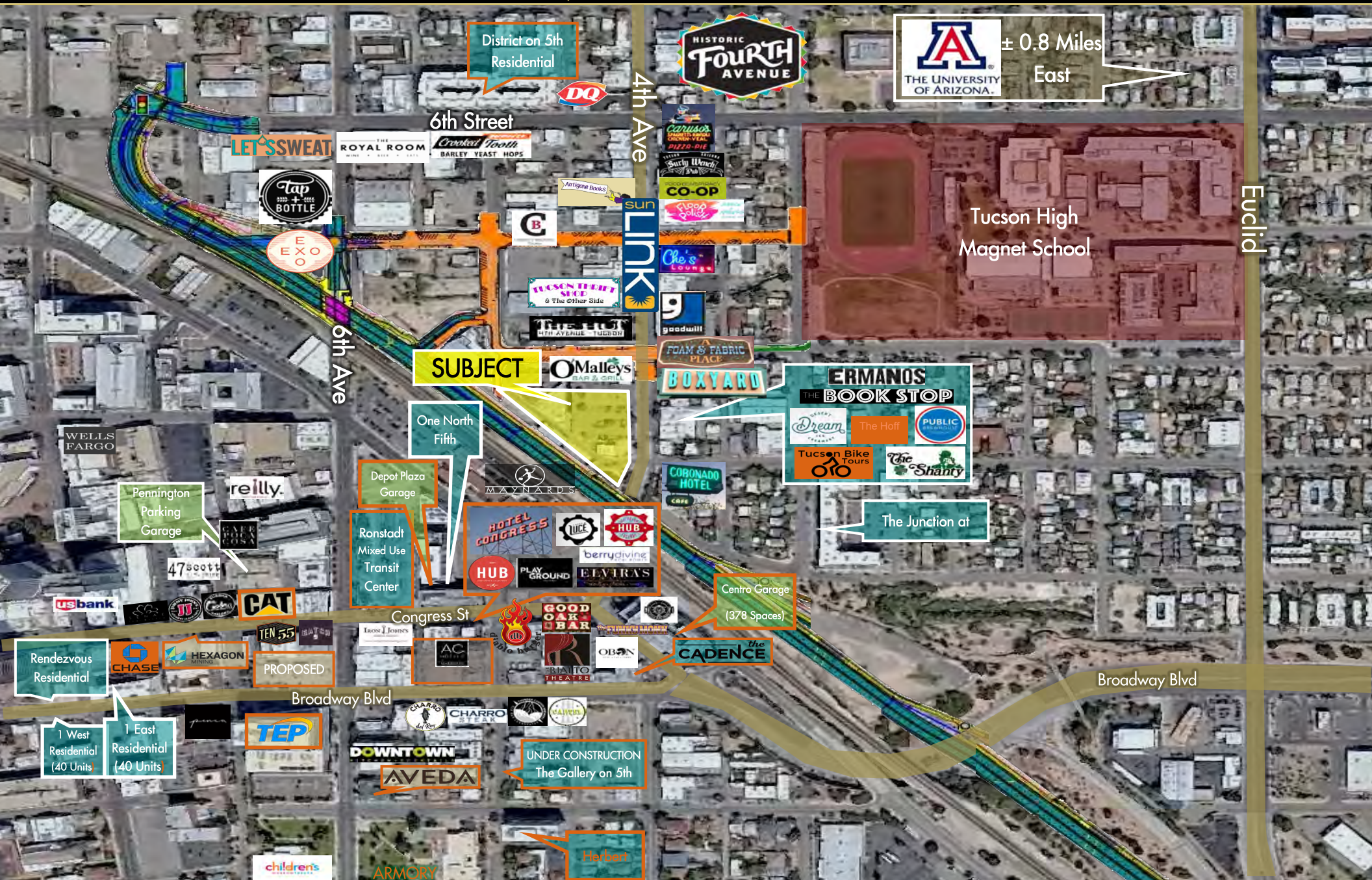
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± 0.8 Miles East
THE UNIVERSITY OF ARIZONA

District on 5th Residential

6th Street

4th Ave

Tucson High Magnet School

Euclid

6th Ave

SUBJECT

One North Fifth

Depot Plaza Garage

Ronstadt Mixed Use Transit Center

HOTEL CONGRESS
HUB
PLAY GROUND
ELVIRAS

The Junction at

Centro Garage (378 Spaces)

Congress St

the CADENCE

Broadway Blvd

Broadway Blvd

UNDER CONSTRUCTION
The Gallery on 5th

Herban

ARMORY