

FOR LEASE

PRIME LOCATION 4TH AVE PROPERTY

201 N 4TH AVENUE

TUCSON, ARIZONA



PROPERTY INFO

Location	Located within the urban overlay zone in the heart of the 4th Avenue and Downtown entertainment district. Immediately adjacent to modern streetcar stop.
Size	±9,405 SF of land including ±1,200 SF historic building.
Asking Rent	\$6,000/Mo/NNN
Parking	No onsite parking requirements.
Zoning	City of Tucson Zoning of I-1 and C-3, allowing for a variety of uses. Ideal for urban restaurant/entertainment venues.
Tax Parcel ID	117-06-0880
2017 Property Taxes	\$2,980.02



www.cbre.us/tucson

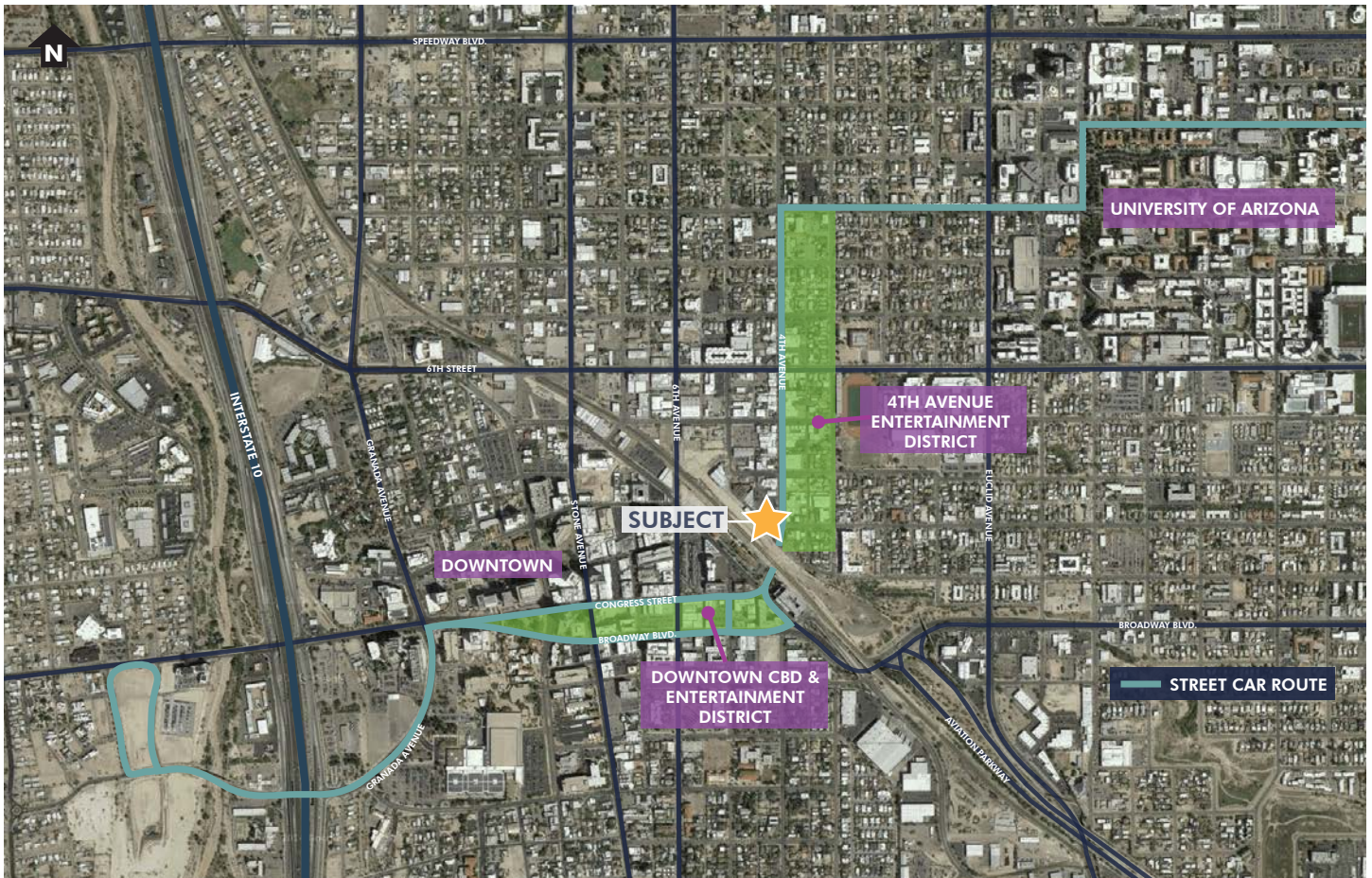
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201
N 4TH AVE
Tucson, Arizona



NEIGHBORHOOD AERIAL



2017 Demographics	1 Mile	3 Miles	5 Miles
Population	16,335	114,552	291,101
Average HH Income	\$44,517	\$44,687	\$46,649
Median Age	24.20	29.30	32.30
Source: Esri			

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PROPERTY PHOTOS

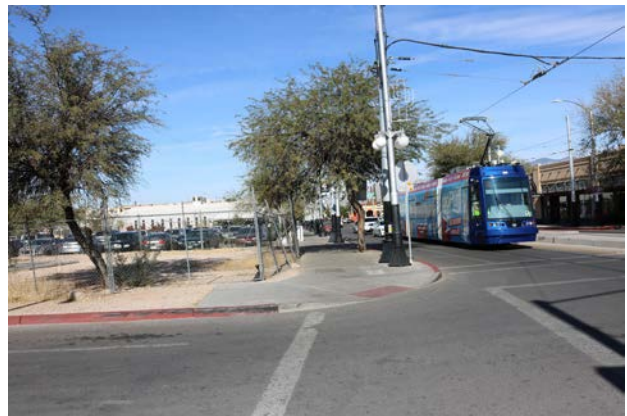


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NEIGHBORHOOD PHOTOS



CONTACT US

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