

RESTAURANT PROPERTY FOR SALE | Hard Corner on S. 6th Ave | Tucson's Iconic Culinary Corridor | Owner Retiring



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Own a Landmark Restaurant Property Along Tucson's Renowned Culinary Corridor

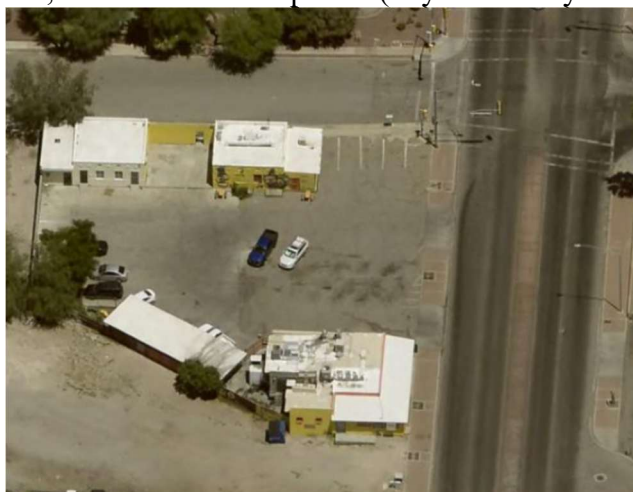
Restaurant buildings & Real Estate | ±0.40 AC Corner Site | High Traffic S. 6th Ave | Tucson AZ

**Asking only \$575K for Building & land; Business & equipment NOT included
(OWNER MAY CARRY with substantial down; call agent for details)**

Rare opportunity to acquire an established **restaurant property and commercial real estate** located at the highly visible **southwest corner of S. 6th Avenue & W. 36th Street** in South Tucson, Arizona. Situated on approximately **±0.40 acres (Pima County Parcels 119-02-028E & B)** with frontage along one of Tucson's most recognized culinary corridors, this property benefits from strong local traffic, neighborhood loyalty, and regional tourism associated with Tucson's nationally celebrated food culture.

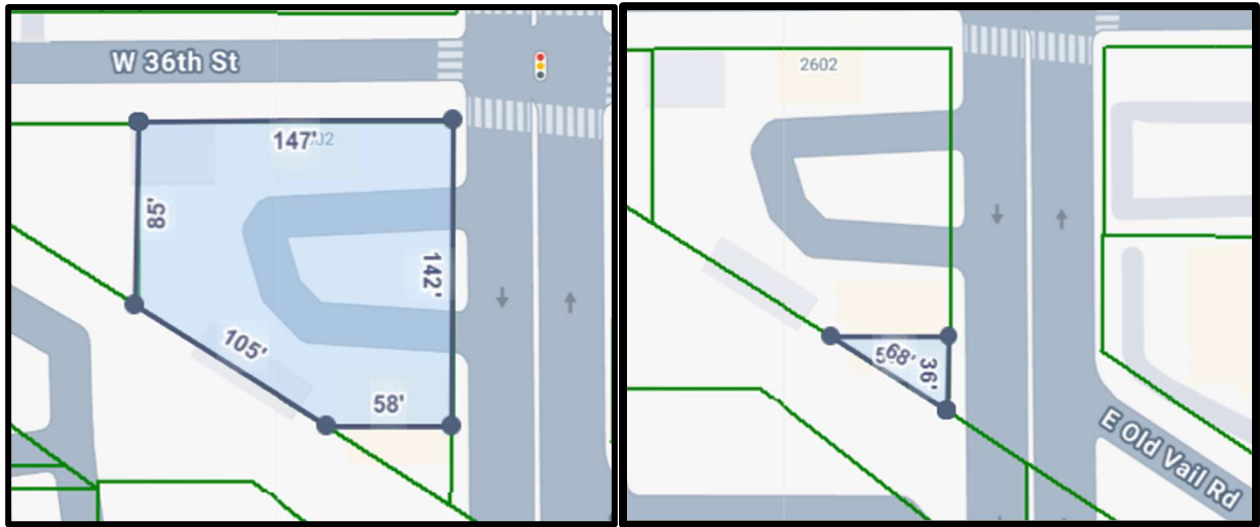
(lease or buy restaurant equipment separately)

The offering includes **multiple existing improvements located at 2602, 2616 & 2618 S. 6th Ave, Tucson, AZ Pima County Assessor parcel 119-02-028E & B** providing potential for continued restaurant use, owner-user occupancy, adaptive reuse, or future redevelopment (buyer to verify zoning and permitted uses).



<https://mlssaz.crsdata.com/mls/MapSearch/>

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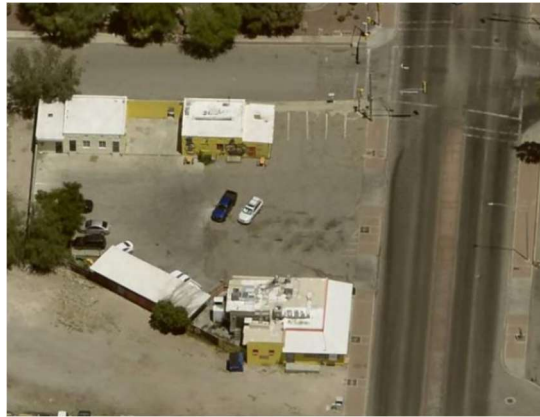
<https://gis.pima.gov/pictometry/ipa/llviewer.aspx?lat=32.19219&lon=-110.96875>



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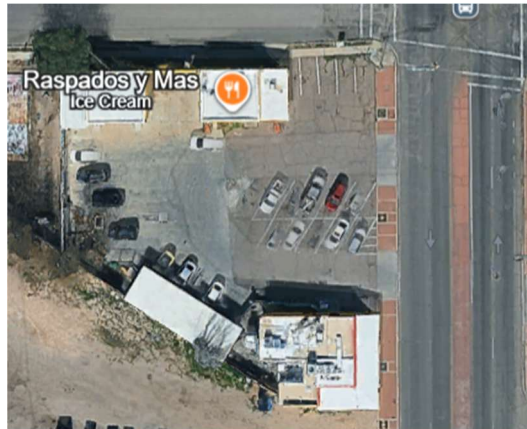


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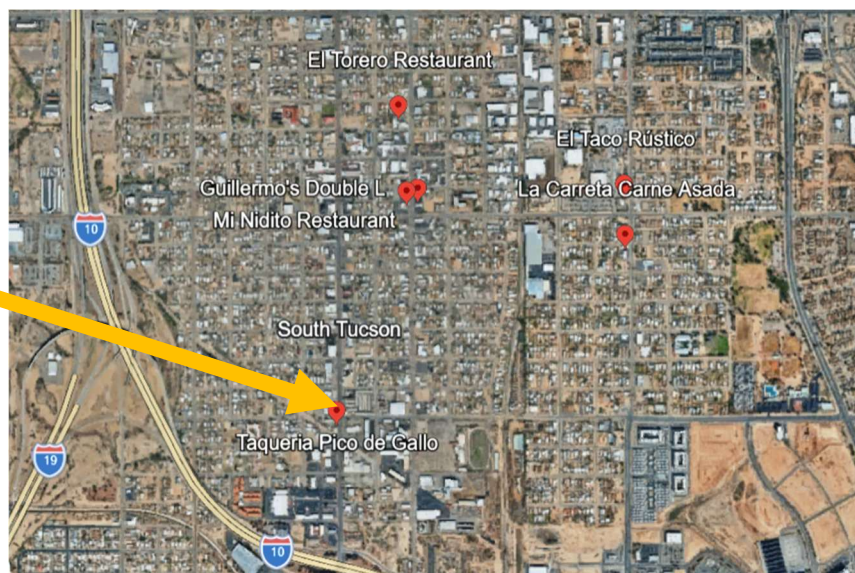


[PIMA COUNTY ASSESSOR LINK](https://gis.pima.gov/pictometry/ipa/llviewer.aspx?lat=32.19219&lon=-110.96875)

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[GOOGLE EARTH LINK](#)



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RESTAURANT REAL ESTATE ONLY FOR SALE — BUSINESS NOT INCLUDED

Rare opportunity to acquire an established **restaurant property and commercial real estate** located at the highly visible **southwest corner of S. 6th Avenue & W. 36th Street** in South Tucson, Arizona. Situated on approximately **±0.40 acres (Pima County Parcel 119-02-028E & B)** with frontage along one of Tucson's most recognized culinary corridors, this property benefits from strong local traffic, neighborhood loyalty, and regional tourism associated with Tucson's nationally celebrated food culture. *(lease or buy restaurant equipment separately)*

The offering includes **multiple existing improvements located at 2602, 2616 & 2618 S. 6th Avenue**, providing potential for continued restaurant use, owner-user occupancy, adaptive reuse, or future redevelopment (buyer to verify zoning and permitted uses).

Highlights Include:

- ✓ High-visibility corner location
- ✓ Approx. ±0.40-acre commercial site
- ✓ Existing restaurant improvements
- ✓ Strong corridor identity within Tucson's celebrated culinary district
- ✓ Owner retirement creates motivated sale opportunity
- ✓ Potential owner-user, investor, or redevelopment play
- ✓ Easy access to major arterial corridors and surrounding neighborhoods

OFFERED AT \$575,000 - Seller is retiring and seeking an expedited transaction. Seller intends to review ALL qualified OFFERS and may accept the highest qualified full-cash offer immediately; However, Owner plans to accept the BEST QUALIFIED CASH OFFER exceeding \$450,000 on or after August 1, 2026; (Owner may carry with substantial down to a qualified Buyer) (Seller reserves the right to change pricing and terms without notice and accept an offer prior to 8-1-26)

Showings by appointment only. Do not disturb occupants or employees.

For additional information or to schedule a private tour contact:

eXp Realty JR Medina – 520-496-7932 (or) Steven Washburn – 520-591-7233

eXp Realty JR M Medina – 520-496-7932 (or) Steven Washburn – 520-591-7233

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SUMMARY NOTES

Retirement Sale! Acquire the real estate only for an existing restaurant property located on a high-visibility corner at S. 6th Ave & W. 36th St in South Tucson. Approximately ±0.40 acres with existing improvements and potential for restaurant, owner-user, investment, or redevelopment opportunities. Seller motivated and seeking expedited sale. Qualified cash offers encouraged. Contact brokers for private showing.