



Leasing Incentive -

For any qualified tenants on a 36-month Lease Term, the landlord will offer the Base Rent Incentive. The Lease transaction must be executed on or before August 31, 2026:

- Year 1 - \$20.00/NNN
- Year 2 - \$21.00/NNN
- Year 3 - \$22.00/NNN

6416-6443 SOUTH 12TH AVENUE
 TUCSON, ARIZONA 85706

847 - 2,540 Square Feet Available

Lease Rate: \$20.00 PSF + NNN

Suite 100: Renovated in 2023, New HVAC System

Suite 120: Renovated in 2026, New HVAC, LED Lights, Paint & Flooring

Great Visibility & Signage Opportunity

High-Traffic Bus Line Location

Multiple Points of Ingress/Egress

Signalized Intersection at 12th Ave & Valencia Rd

Established South Tucson Retail Corridor

Easy Access to I-19 & I-10 Freeways

Close to Tucson International Airport

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
MEDIAN AGE:	32.6	32.5	32.6
POPULATION:	14,583	81,490	152,240
AVERAGE HH INCOME:	\$52,401	\$57,645	\$59,932

TRAFFIC COUNTS	VPD
S 12TH AVENUE:	14,161
W VALENCIA ROAD:	48,555

YEAR BUILT	1962
LOT SIZE	0.58 AC
PARCEL NUMBER	138-05-045H

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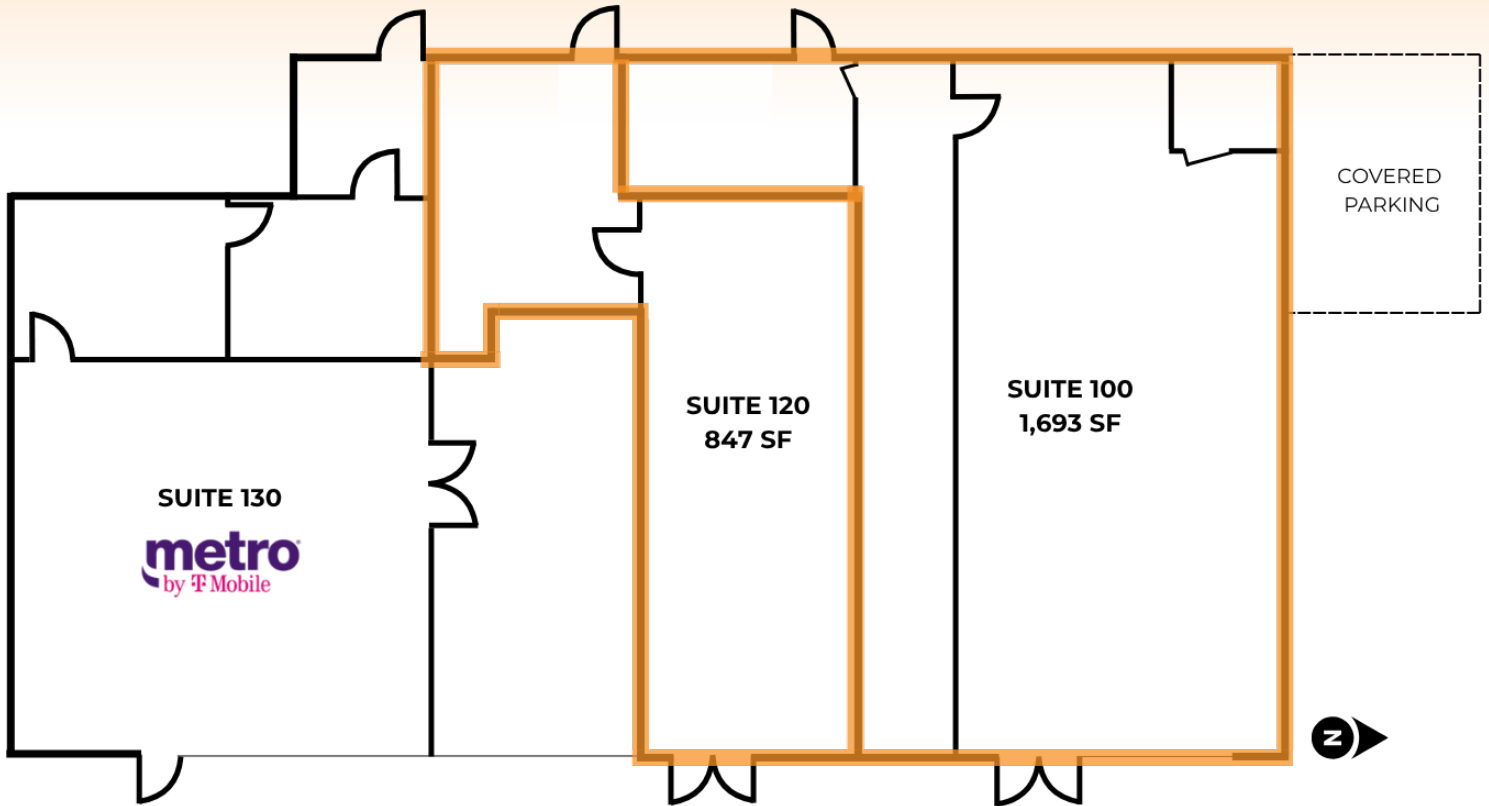
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SUITE	TENANT	SF
100	AVAILABLE	1,693 SF
120	AVAILABLE	847 SF
130	METRO BY T-MOBILE	---
100/120	AVAILABLE (COMBINED)	2,540 SF

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