



FREESTANDING DRIVE THRU FOR LEASE

# 3700 S 6TH AVE

Tucson, AZ 85713

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# 3700 S 6TH AVENUE

Tucson, AZ



## LOCATION DESCRIPTION

This drive-thru opportunity is located along one of Tucson's primary north-south commercial corridors, serving dense residential neighborhoods and providing direct connectivity to Downtown Tucson, I-10, and Tucson International Airport. South 6th Avenue is a heavily traveled arterial with strong daily traffic counts, established national and regional retailers, quick-service restaurants, and neighborhood service providers. Additionally, this site is directly across the street from the Southern Arizona VA Healthcare System campus which serves over 170,000 veterans and just west of Davis-Monthan Air Force Base which has a community of approximately 46,000 people. The surrounding trade area is characterized by a large, built-in customer base, workforce housing, and consistent commuter traffic, making it an ideal location for drive-thru users seeking strong visibility and accessibility.

## AREA CO-TENANTS



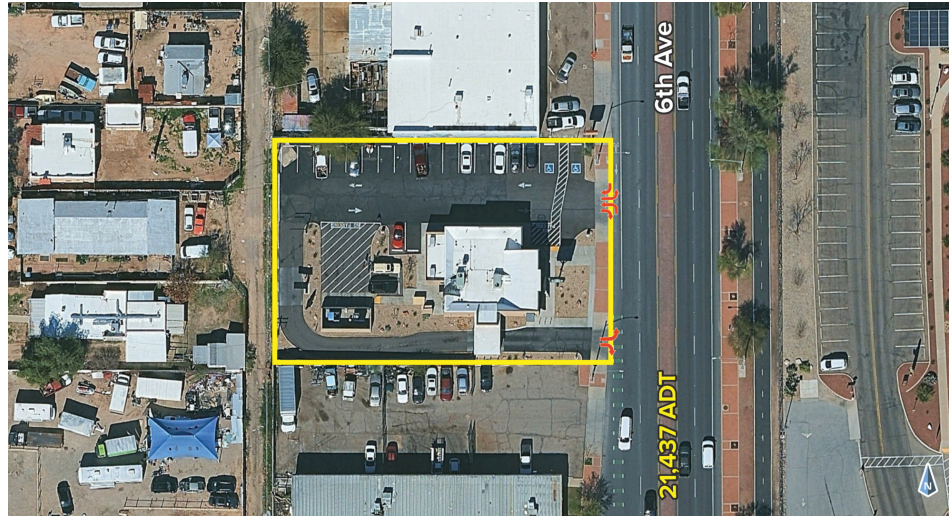
## PROPERTY HIGHLIGHTS

- Former Starbucks freestanding drive-thru building available for lease
- 2,536 SF located on a ±0.5185 acre parcel
- Fully remodeled in 2023
- Excellent visibility along 6th Avenue with prominent pylon signage and convenient ingress and egress
- Densely populated area with strong daytime traffic from commuters and nearby employers
- Minutes from Downtown Tucson, I-10 (half-miles to the North), and Tucson International Airport
- Located directly across the street from the Southern Arizona VA Healthcare System campus which serves over 170,000 veterans and just west of Davis-Monthan Air Force Base which has a community of approximately 46,000 people.

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# FREESTANDING RESTAURANT TUCSON, AZ

3700 S 6th Ave Tucson, AZ 85713



## DESCRIPTION

FREESTANDING DRIVE THRU

## SIZE

2,536 SF

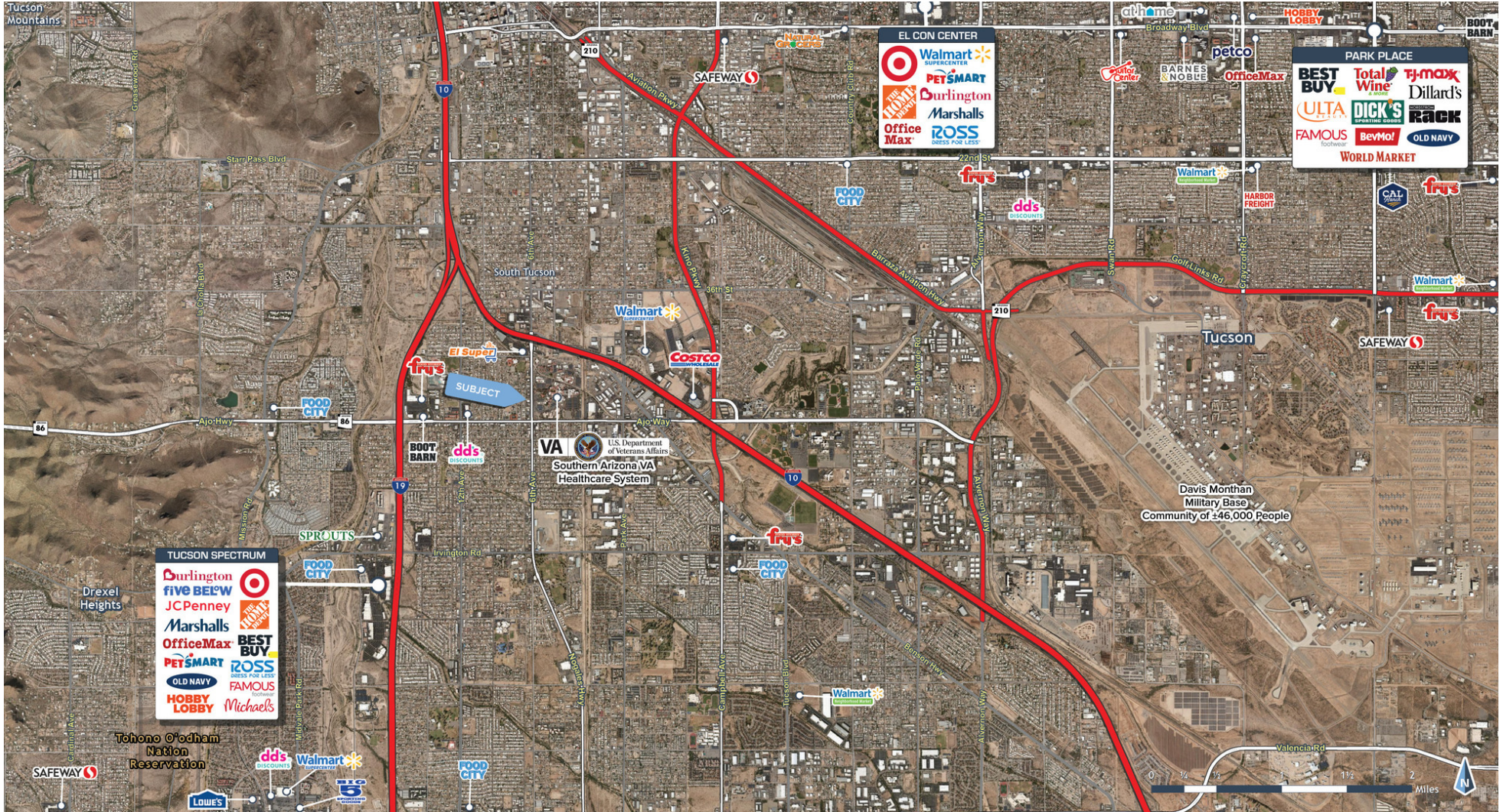
## PLANS

[View Here](#)

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## POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	10,950	100,938	228,037
Median Age	38.20	35.90	34.00



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$41,006	\$53,483	\$54,039
Average	\$57,480	\$71,513	\$73,460



## DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	610	3,582	8,975
Employees	8,672	54,692	151,439
Daytime Population	16,737	112,525	289,616



## EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	15.00%	23.70%	33.10%



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	41.00%	42.20%	50.70%
Services	30.30%	27.40%	24.90%
Blue Collar	28.70%	30.30%	24.40%



## HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	4,000	37,439	88,598
Median Home Value	\$154,517	\$208,833	\$254,141

\* 2025 Demographic data derived from ESRI

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