

MERCADO DISTRICT

LAND FOR SALE



NWC Cushing St & Avenida Del Convento | Tucson, AZ 85745

CBRE



IDEAL LOCATION

Mercado District
Downtown Tucson
The Tucson Loop
The Sun Link Street Car

University of Arizona
Pima Community
College (West Campus)

PROPERTY HIGHLIGHTS

Price	Contact Agent
Size	±42,462 SF / ±0.97 Acres
Tax Parcel No.	116-20-6310
Zoning/District	Mercado District Master Plan-Town Center
Building Height	50'
Rio Nuevo Tax Increment Finance District (TIF) https://rionuevo.org/	

- » Exceptional Opportunity for a prime infill development in one of Tucson's most dynamic and culturally rich neighborhoods - The Mercado District.
- » Steps away from:
 - » Mercado San Agustin and MSA Annex featuring acclaimed restaurants, bakeries, coffee shops and locally owned independent retailers.
 - » Tucson's newest Class A Multi-Family developments, high quality single-family residential and corporate growth creates a pedestrian oriented local with captive audience all year around.
 - » The Sun Link Street Car connects the site to Downtown Tucson, Historic Fourth Avenue, Main Gate Square, The University of Arizona (over 54,000 students) and Banner University Medical Center.
 - » The Tucson Loop named the number one bike path in America (USA Today) allowing biking, walking and discovery of the 131-mile car-free shared use path connecting the City of Tucson/Pima County.
- » Mercado District is a destination place for tourists and the community alike holding entertainment events, festivals, markets putting it towards the top of the City of Tucson's "to do" list.
- » Other notable neighbors are Pima Community College West Campus (over 15,000 Students), St. Mary's Hospital and local/tourist destination-Tumamoc Hill and Sentinel Peak ("A" Mountain)!

LAND

For Sale



The Monier
Apartments
& Shops

West End Station
Apartments

Sentinel Plaza
Apartments

Bautista
Apartments

SUBJECT

Cushing St

Congress St

Avenida del Convento

Linda Ave

LINK



LAND

For Sale



DOWNTOWN
TUCSON



Bautista
Apartments



CATERPILLAR

Linda Ave



Avenida Del Convento



Cushing St

SUBJECT





CATERPILLAR



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The Monier
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Bautista
Apartments

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Apartments



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Not to Scale

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