

[illegible]

An aerial photograph of a large, single-story commercial building with a white roof and green and white exterior walls. The building has large windows and a prominent entrance. A dark green pickup truck is parked on the street in front of the building. The O'Malley's Bar & Grill logo is overlaid on the image, featuring the name in a stylized font with a shamrock above the 'y' in 'Malley's'.



BOXYARD

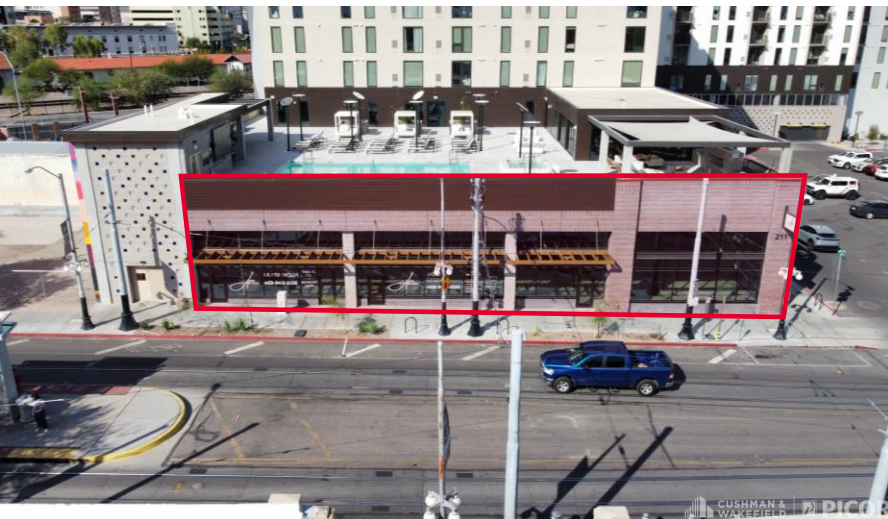
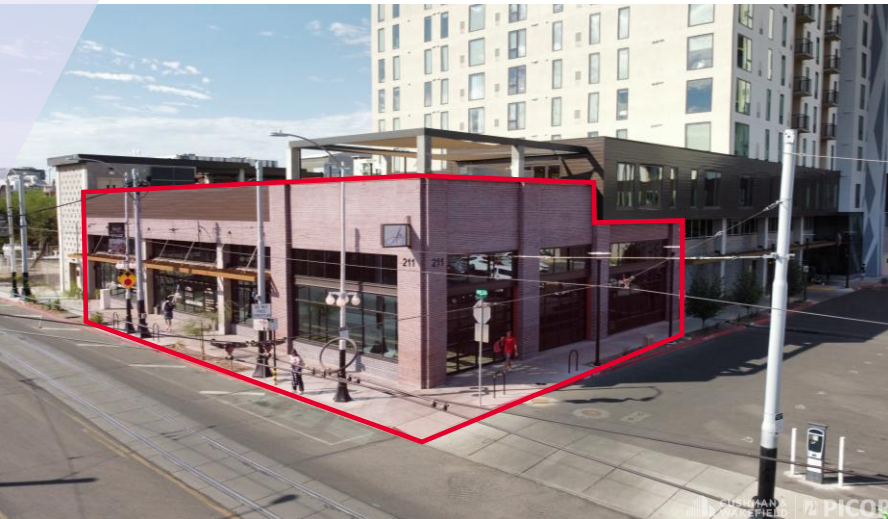
4th Ave: 8,534 VPD (2025)

THE BOOK STOP

CUSHMAN & WAKEFIELD

ARI ON HISTORIC FOURTH AVE

211 N 4th Ave | Tucson, AZ 85705



PROPERTY DETAILS

Available	Up to ± 4,448 SF (Ground Floor, Demisable)
Lease Rate	Contact Agent
NNN Cost	\$6.75 PSF
Availability	Immediate
Year Built	2024

HIGHLIGHTS

- Brand new construction - ground-floor retail available
- Flexible layouts—space can be divided
- Each tenant space includes stub to existing 3,000-gallon grease interceptor
- Historic 4th Ave address, walking distance to the University of Arizona and Downtown Tucson
- Positioned below a 748 bed modern luxury apartments featuring two Joe Pagac murals
- 32 dedicated retail parking spots
- Street frontage for the 4th Avenue Street Fair (held twice annually)
- Prime visibility along the Tucson Streetcar route, connecting UA, Main Gate Square, Downtown, and Mercado San Agustin
- Located on the Tucson Foodie 4th Ave food tour route

TRAFFIC COUNTS

4 th Ave	8,534 VPD (2025)
6 th St	26,748 VPD (2025)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	20,403	\$68,376	26,706
3 Miles	115,455	\$70,065	71,815
5 Miles	287,052	\$70,308	153,057

Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712
Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770

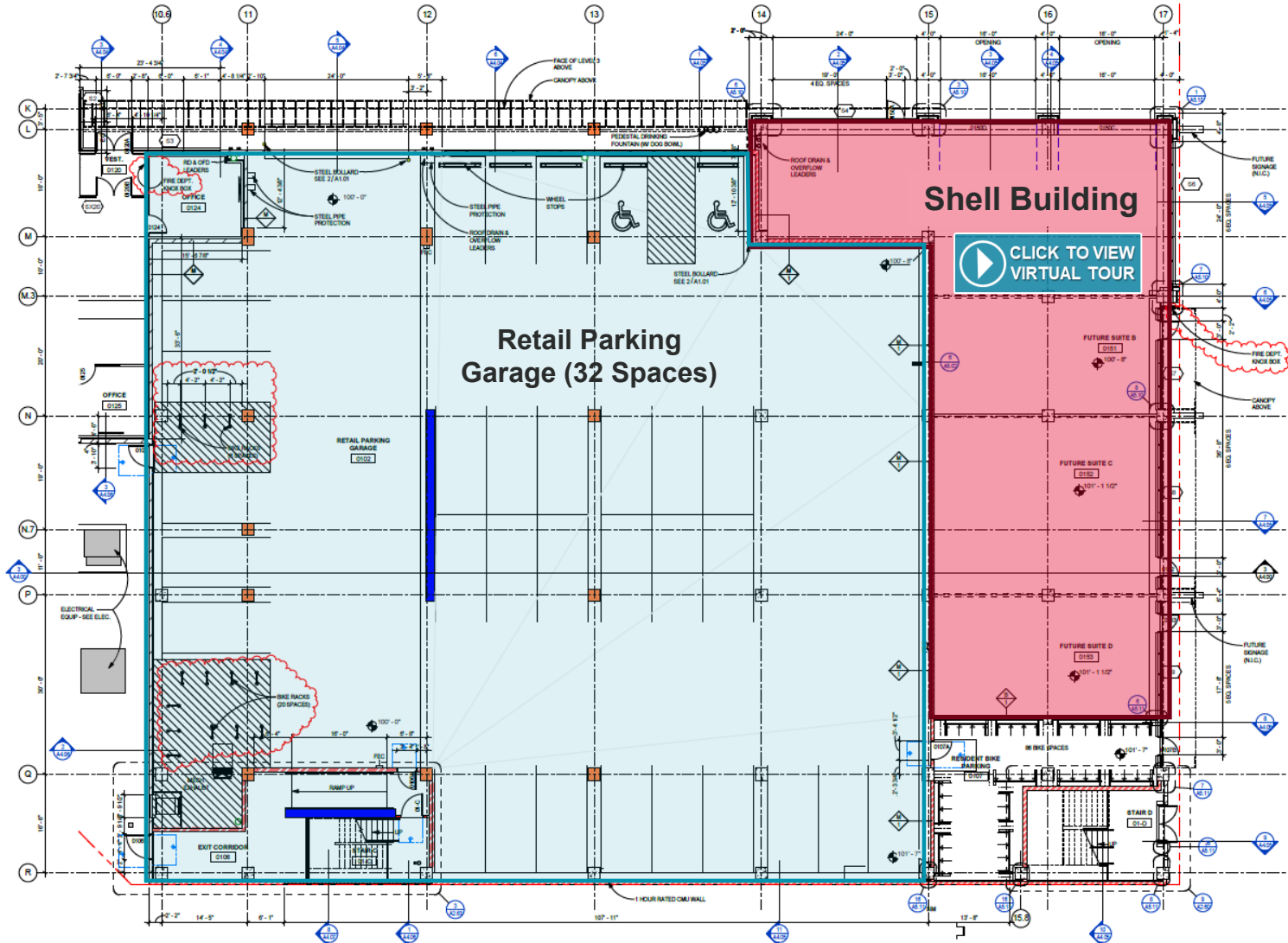
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
6/15/2026

Cushman & Wakefield Copyright 2025. Artificial intelligence (AI) may have been used in the drafting or creation of this document. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

ARI ON HISTORIC FOURTH AVE

211 N 4th Ave | Tucson, AZ 85705

SHELL PLAN



Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712
Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770

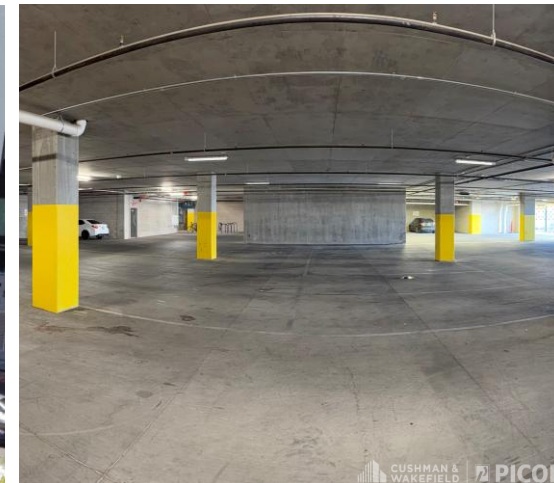
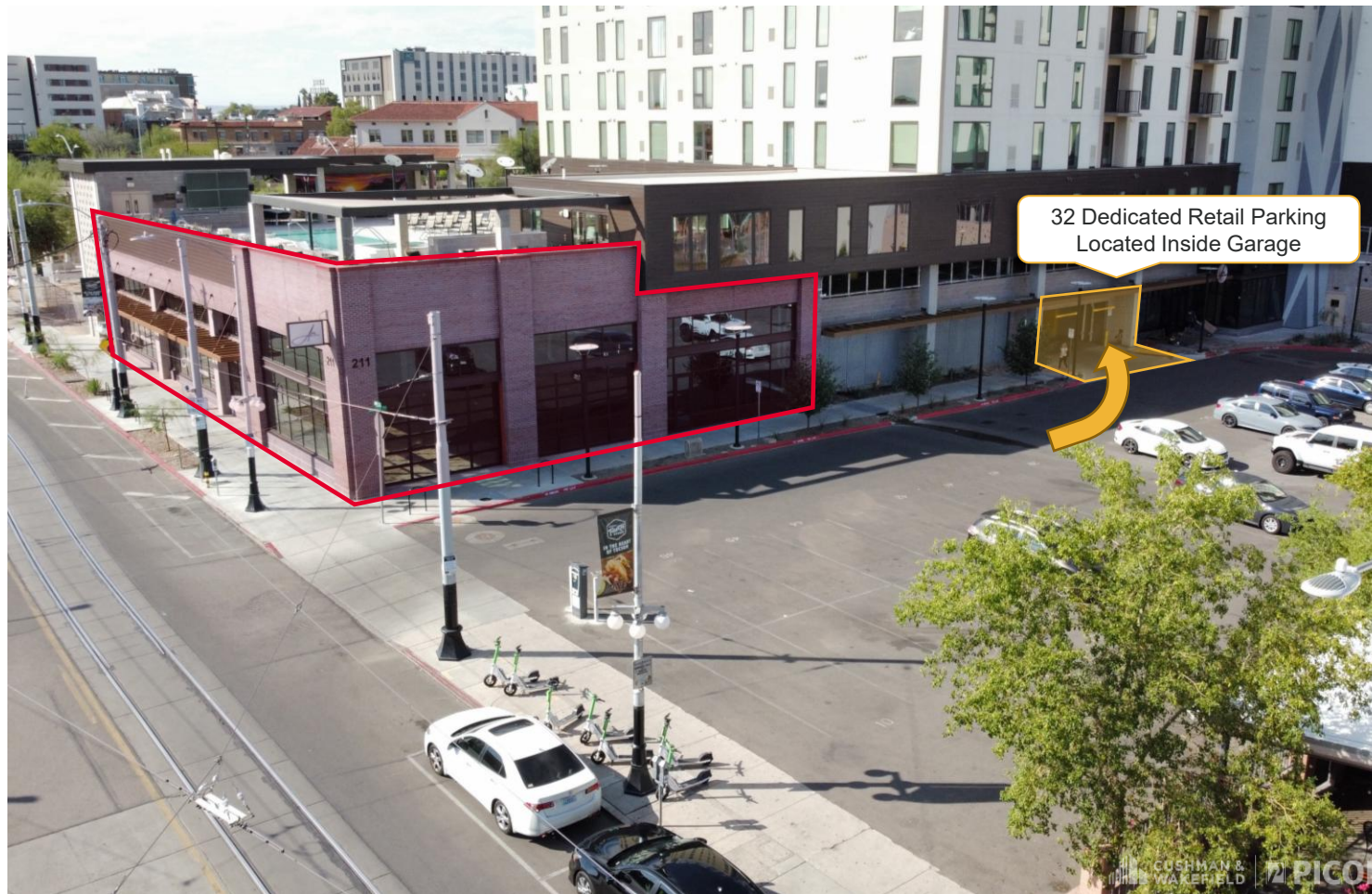
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
6/15/2026

Cushman & Wakefield Copyright 2025. Artificial intelligence (AI) may have been used in the drafting or creation of this document. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

ARI ON HISTORIC FOURTH AVE

211 N 4th Ave | Tucson, AZ 85705

PARKING



Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712
Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
6/15/2026

Cushman & Wakefield Copyright 2025. Artificial intelligence (AI) may have been used in the drafting or creation of this document. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

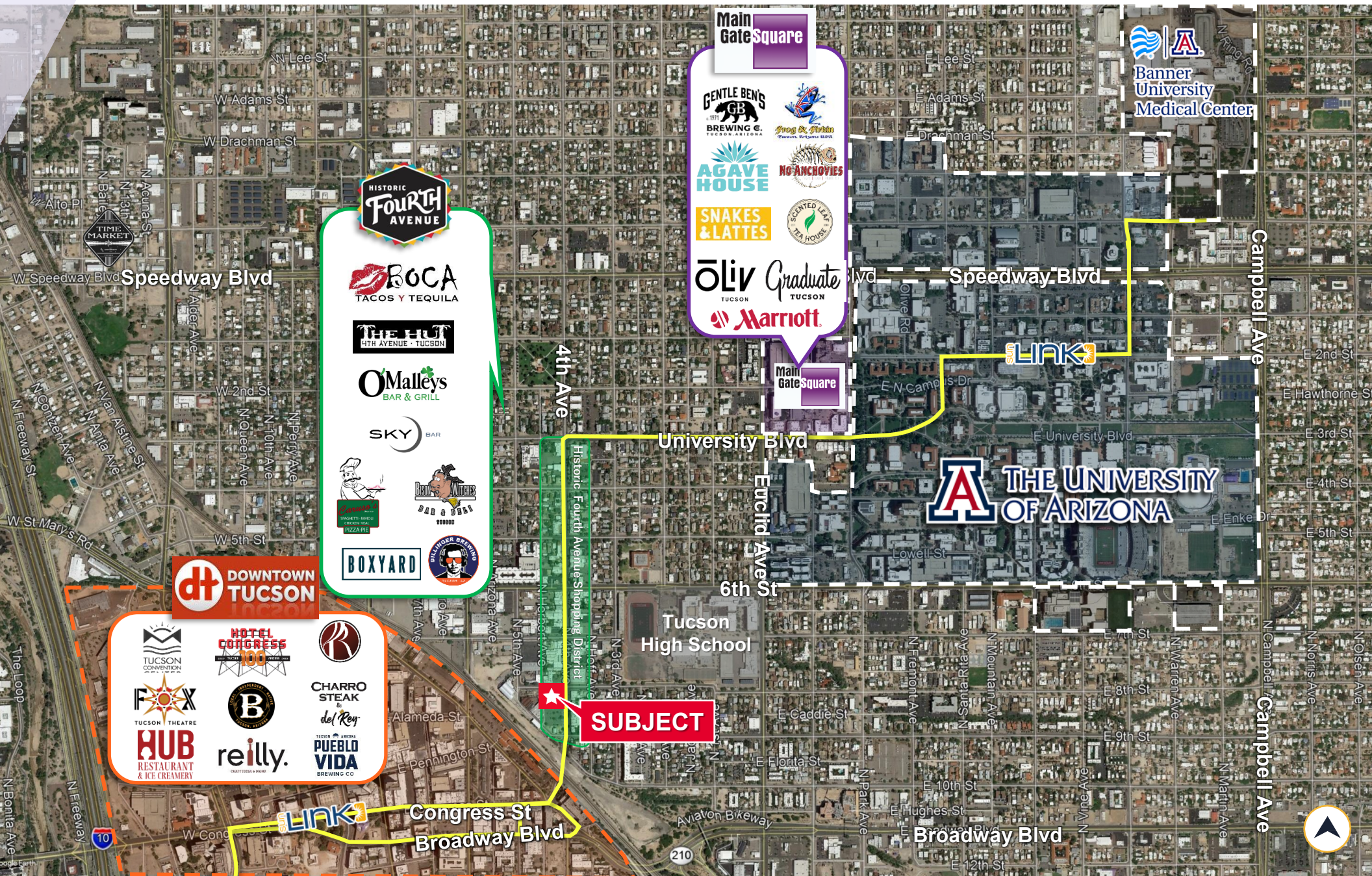
211 N 4th Ave | Tucson, AZ 85705



4th Ave: 8,534 VPD (2025)



Cushman & Wakefield Copyright 2025. Artificial intelligence (AI) may have been used in the drafting or creation of this document. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



ARI ON HISTORIC FOURTH AVE

211 N 4th Ave | Tucson, AZ 85705



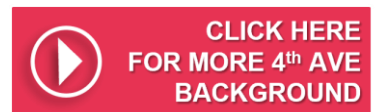
SITUATED IN THE HEART OF HISTORIC 4TH AVENUE CORRIDOR

Affectionately known to locals as "Fourth", this area was hip back when most hipsters we know were still in diapers. Local artisans and boutiques offer curated selections of vintage clothing, jewelry, furniture, artwork, antiques, handcrafted and imported wares, hard-to-find books, and anything else you might want to go digging for. Tucson's notable Food Conspiracy Co-Op, which has been selling organic, bulk, and locally produced food and more since 1971, exists alongside a swath of cafés, restaurants, thrift shops, bookstores, and tattoo parlors. Some of the city's best-loved eateries proudly call Fourth home, from old-school Mexican spots and classic pizza joints to gluttonous burger joints and straight-forward sandwich shops – this area has a flavor all its own.

One of this area's greatest offerings is the legendary [Fourth Avenue Street Fair](#), held in spring and winter every year. The fair is a 50-year-old, family-friendly shopping and entertainment tradition that includes artists from around the country, carnival food, local entertainment, and lots to see and do. Over 600,000 people come out for the two annual Street Fairs.

When the sun goes down is when the Fourth really heats up. Residing right between the University of Arizona area and bustling Downtown, this bar and restaurant district keeps the candle burning at both ends pretty much every night. Find cool, intimate places to lounge and catch a drink, insane dance parties with killer DJs, and one of the hottest college bars in town.

The Subject Property is on Southern Arizona's only urban rail system. [The Sun Link urban streetcar went into service](#) in July 2014 and connects five unique districts— Downtown, Mercado San Agustín, Fourth Avenue, Main Gate Square and the University of Arizona. The 3.9-mile route has 23 stops adorned with public art. Enjoy 350 days of sunshine, home of the Gem & Mineral Show, 4th Ave Street Fair, The University of Arizona and UNESCO's City of Gastronomy, you can pick up the streetcar to get within near walking distance of hundreds of Tucson's most iconic restaurants, museums, shops and entertainment venues as well as new and historic residential neighborhoods. 100,000 people live and work within a half mile of the Sun Link route.



Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712
Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
6/15/2026

Cushman & Wakefield Copyright 2025. Artificial intelligence (AI) may have been used in the drafting or creation of this document. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.