

Only Grocer in a 1-Mile, Dense Trade Area!

Southgate Shopping Center

📍 3300-3398 S 6th Ave, Tucson, AZ



In-line Spaces Available! 3,200 SF - 10,000 SF

Pad w/Drive-Thru: Ground Lease, Sale or BTS

Anchored by  **Rodeo**
Dental

MELROSE
Family Fashions



High Hispanic Demographics

Freeway Signage and Off-Ramp Access

Carol Harder
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For Lease

3,200 SF - 10,000 SF In-line Spaces!

Pad w/Drive-Thru: Ground Lease, Sale or BTS

Demos

			
RADIUS	POPULATION	HISPANIC POPULATION	MED HH INCOME
1 MILE	11,007	68.5%	\$41,115
3 MILE	100,872	60.3%	\$52,562
5 MILE	245,483	53.2%	\$54,744

Source: Sites USA 2024

Freeway Signage and Off-Ramp Access



Site Plan



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Aerial



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