

# Southgate Shopping Center

3300-3398 S. 6th Avenue  
SWC I-10 Freeway & S. 6th Avenue

Tucson, Arizona

**End Caps Available with Freeway Signage & Visibility**  
• 3,000 to 6,500 SF

**Co-Anchor Space: 6,500 to 33,000 SF**

**Drive-Thru Pad Available**



- Anchored by El Super & Curacao (Electronics & Department Store)
- High Hispanic Demographics
- Freeway Visibility and Off-Ramp Access
- Strong Co-Tenancy with El Super and Curacao

For more information:  
**Carol Harder**  
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## PROPERTY HIGHLIGHTS

Come join Curacao! With a Hispanic focus, this large format department store ranks among the top 100 electronics & appliance retailers in the country.

### Availability

- End Caps- 3,000 to 6,500 SF
- Co-Anchor space- 6,500 SF to 33,000 SF
- Drive-Thru Pad Available

### Features

- High Hispanic Demographics, 87%+ within 1 Mile
- Freeway Visibility and Off-Ramp Access

### Anchored by



### Traffic Counts

Sixth Avenue, North/South	24,200/29,500
I-10 Freeway, East/West	103,500/103,500

Source: City of Tucson 2019

### Demographics

	1 mile	3 mile	5 mile
2024 Projected Population	13,968	114,417	271,787
2019 Median Household Income	\$31,592	\$36,676	\$40,933

Source: Applied Geographic Solutions 2020



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# SITE PLAN



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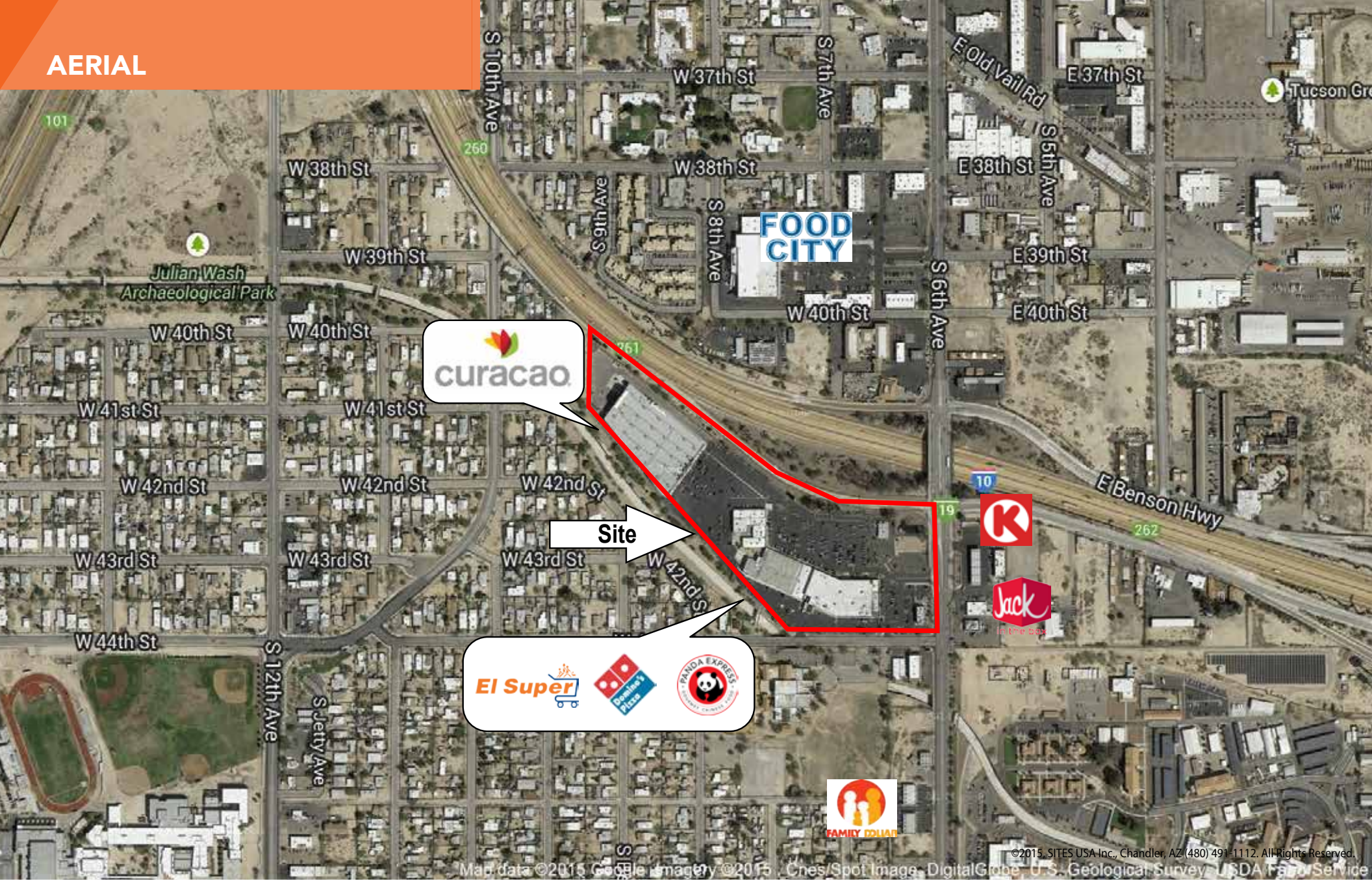


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**AERIAL**



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