

# Southgate Shopping Center

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

Tucson, Arizona

**In-line Space Available- 1,026 SF to 3,200 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  
Leasing Director  
602.977.9202  
charder@rmrginc.com



**RED MOUNTAIN**  
GROUP  
ANYTHING IS POSSIBLE

# 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

- Drive-Thru Pad Available
- 1,026 SF In-Line Space
- 1,034 SF In-Line Space
- 3,200 SF In-Line Space

## Features

- High Hispanic Demographics, 79%+ within 1 Mile
- Freeway Visibility and Off-Ramp Access

## Anchored by



## Traffic Counts

Sixth Avenue, North/South	25,100/21,600
I-10 Freeway, East/West	110,200/110,200

Source: INRIX -2021

## Demographics

	1 mile	3 mile	5 mile
2027 Estimated Population	11,944	103,889	253,647
2027 Estimated Population	78.8%	69.3%	58.7%
2022 Estimated Median Household Income	\$34,123	\$43,138	\$46,213

Source: Applied Geographic Solutions 2022



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redmountaingroupinc.com

# SITE PLAN



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# AERIAL



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