



Now Leasing

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Now leasing call 520-524-5248

A three story new construction real estate development
located at east 18th st & south 6th ave, Tucson Arizona

5400 S/F OF RESTAURANT, RETAIL, OFFICE (1,500 SF
AVAILABLE FOR LEASE)

14 MARKET RATE APARTMENTS
ON-SITE AND UNDERGROUND PARKING



South 6th Ave and East 18th Street
Tucson, Arizona 85701



The Baffert is a new construction project, including a three-story building with underground parking, fourteen residential units, and 5,400 square feet of commercial/retail/office/restaurant/co-working space. *Join Forbes Meat Co., a custom butchery that supports local ranchers.*
NOW Leasing the remaining 1,500 SF commercial unit.

RENT RATES. \$24 PSF/yr., Triple Net Charges estimated at \$4.50 PSF/yr.

OFFERING: High quality and successfully completed construction with occupied residential units and synergistic local businesses at the renowned Five Points Corner joining Downtown Tucson to the beloved South Tucson community.

TI PACKAGES: Call today to learn more about the generous TI packages offered for office and retail operators.

(SAMPLE) RENT STRUCTURE:

(\$24+4.50=\$28.50 x 1,500=\$3,563/mo.)

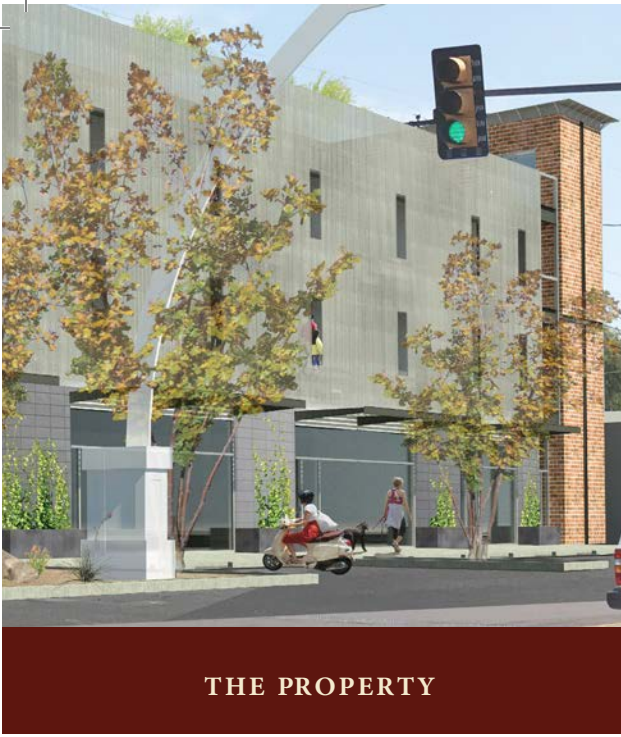
Base rent of \$24/sf annual + NNN of \$4.5/sf (estimated)

Base rent includes:

Grey Shell: Exterior walls with basic storefront windows and doors, HVAC compressor on the roof but no fan coil or distribution into the space, emergency exit lighting, structural ceilings will be exposed, backbone fire sprinklers, Men's and Women's ADA restrooms core. Common usage grease trap, sewer lines, water lines, 200 amp 3-phase electrical service panel, and bare concrete floors. Exhaust chases to the roof.

With this option a TI Allowance is offered.

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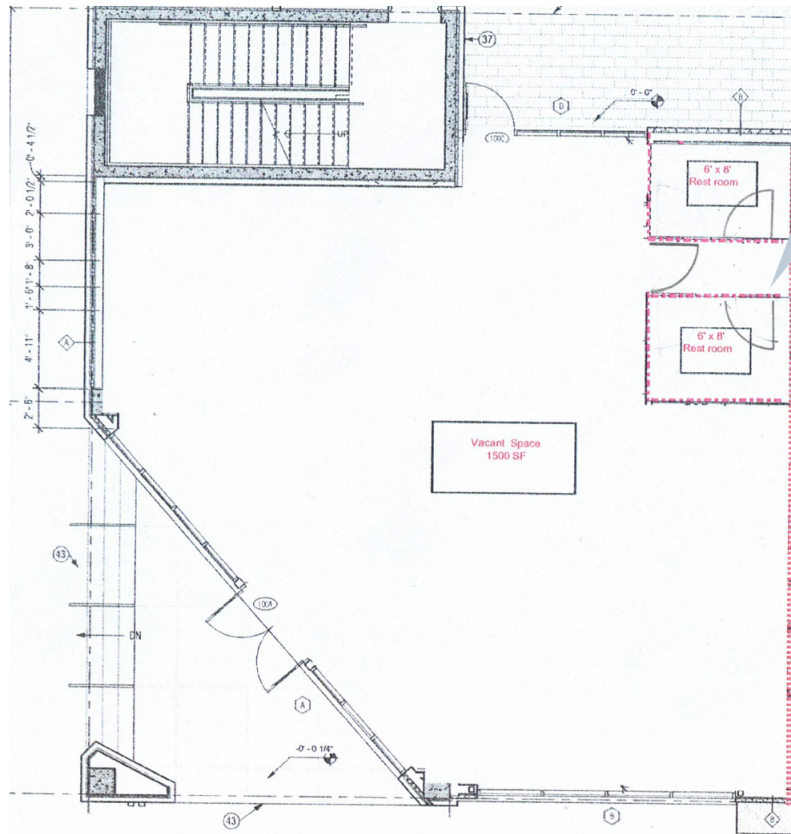


THE PROPERTY



SITE PLAN

The Baffert
747 S. 6th Ave.



Proposed Restroom location - can be modified to suit Tenant's specifications

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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).



THE AREA

Tucson Arizona is one of the oldest continuously inhabited regions of the United States. Due to the number of springs along the Santa Cruz River, the area has long been home to residents of the Southwest.

The Five Points intersection lies at the juncture of four neighborhoods, two of which, Barrio Viejo and Armory Park, are City of Tucson historic preservation districts. The site lies between South Tucson and Downtown, and is commonly used as a route into Downtown. Businesses on the site represent a diversity of commercial, residential and social functions which form the foundation of a rich cultural center.

Specifically, The Baffert sits on the corner directly adjacent to the neighborhoods of Armory Park (\$56,035 avg. household income) and Barrio Viejo (\$51,719 avg. household income), and features a community of professionals and homeowners.

The Baffert is three quarters of a mile from the Downtown Tucson core where there is a total daytime population of 12,247. It is a half mile from the Tucson Convention Center, 1.2 miles from Interstate 10, and 2 miles from the University of Arizona.

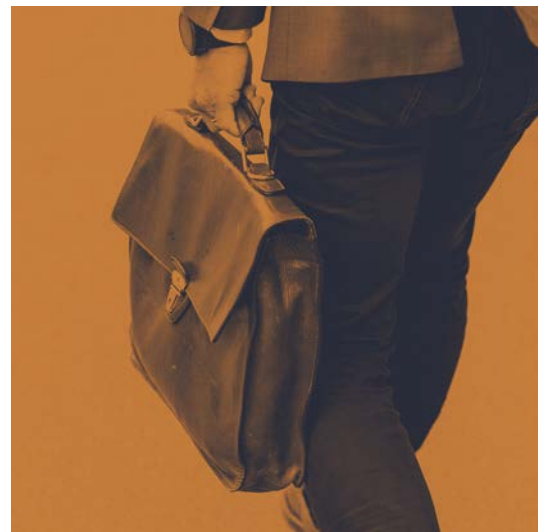
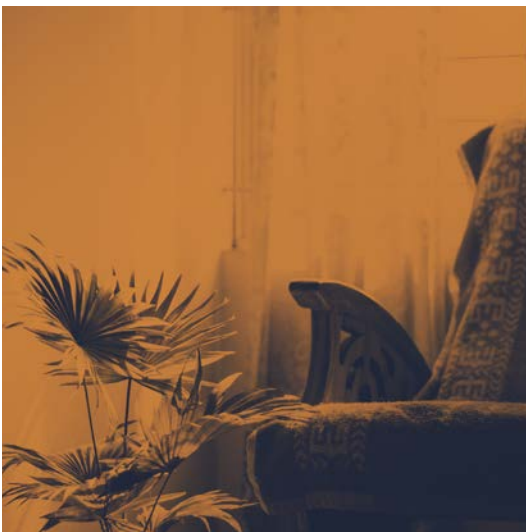
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Be on point.

LIVE, EAT & WORK



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