

# RETAIL/OFFICE AVAILABLE FOR LEASE

The Village at Sam Hughes

2501-2532 E 6th St & 500 N Tucson Blvd, Tucson, AZ

*Exclusively represented by*

**ANDREAS CASTILLO**

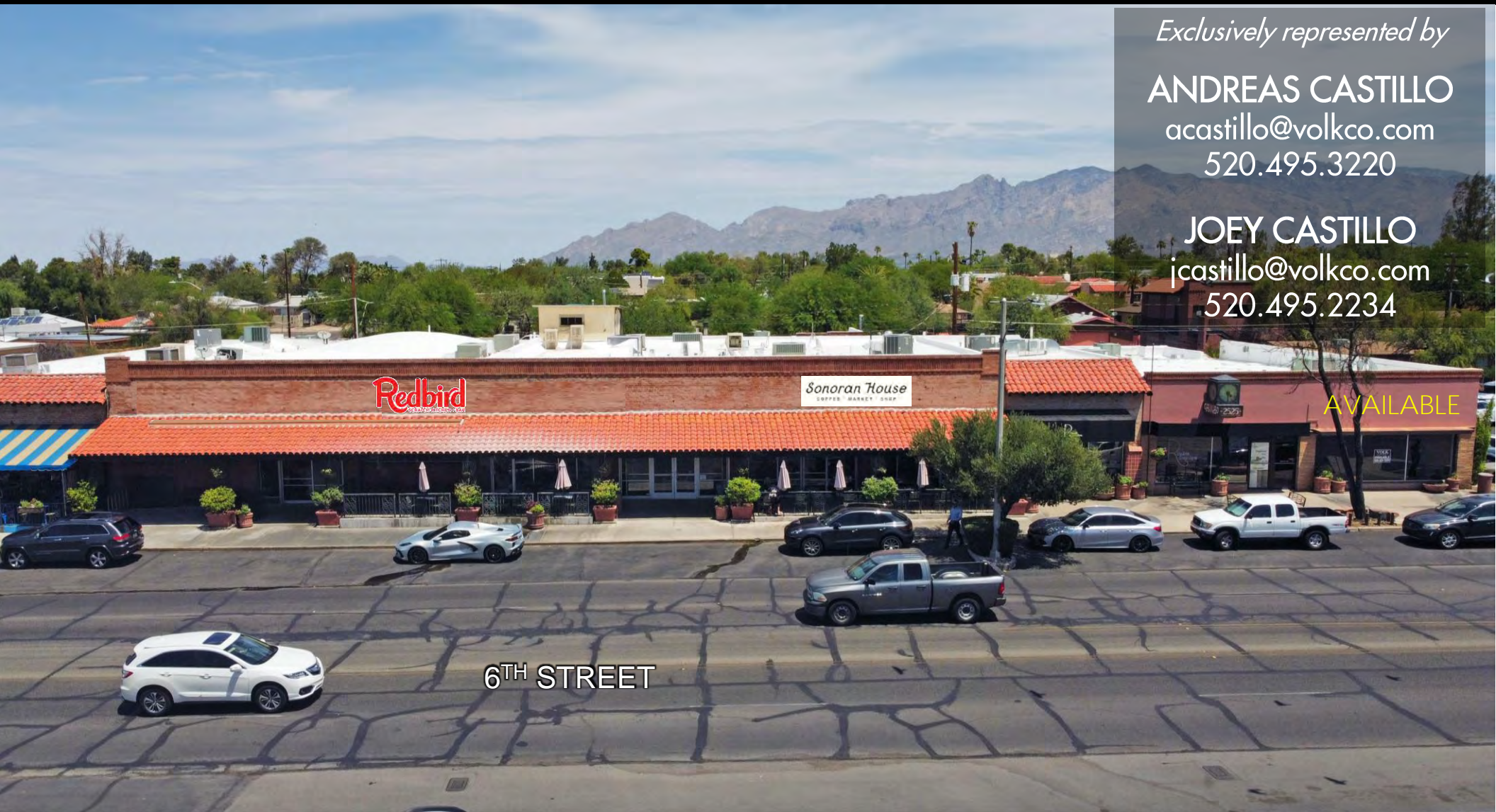
acastillo@volkco.com

520.495.3220

**JOEY CASTILLO**

jcastillo@volkco.com

520.495.2234



The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express, or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale- for illustration only. All sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown above are subject to modification by Landlord. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas. 10/2/2025

## THE VILLAGE AT SAM HUGHES

Retail/Office Available For Lease

2501-2532 E 6th St & 500 N Tucson Blvd, Tucson, AZ



### AVAILABLE

SUITE	SIZE	RENTAL RATE (ANNUAL)
500 N. Tucson Blvd #180	1,033 SF	\$26.00 PSF, NNN
500 N. Tucson Blvd #110	1,011 SF	\$26.00 PSF, NNN
500 N. Tucson Blvd #100	740 SF	\$26.00 PSF, NNN
2514 E 6th Street	1,320 SF*	Contact Agent
2527 E 6th Street	2,087 SF	Contact Agent

\*Demisable

### HIGHLIGHTS

- Located in the heart of the affluent Sam Hughes neighborhood
- Less than a mile away from the University of Arizona
- Strong daytime employment with over 90,000 employees within a 3-mile radius
- Excellent visibility and ample parking
- Join a strong tenant mix including Flora's Market Run, Bob Dobb's, Tumerico, and many more

### DEMOGRAPHICS

(2025 Estimates)

	1-MILE	3-MILES	5-MILES
Population	13,915	138,540	292,183
Avg Household Income	\$99,941	\$71,202	\$71,534
Total Employees	7,407	79,395	171,756

SOURCE: Applied Geographic Solutions/TIGER Geography, 5-2025

### TRAFFIC COUNTS

6TH STREET	15,001 AADT (2023)
TUCSON BOULEVARD	12,234 AADT (2023)

SOURCE: Pima Association of Governments



# THE VILLAGE AT SAM HUGHES

Retail/Office Available For Lease

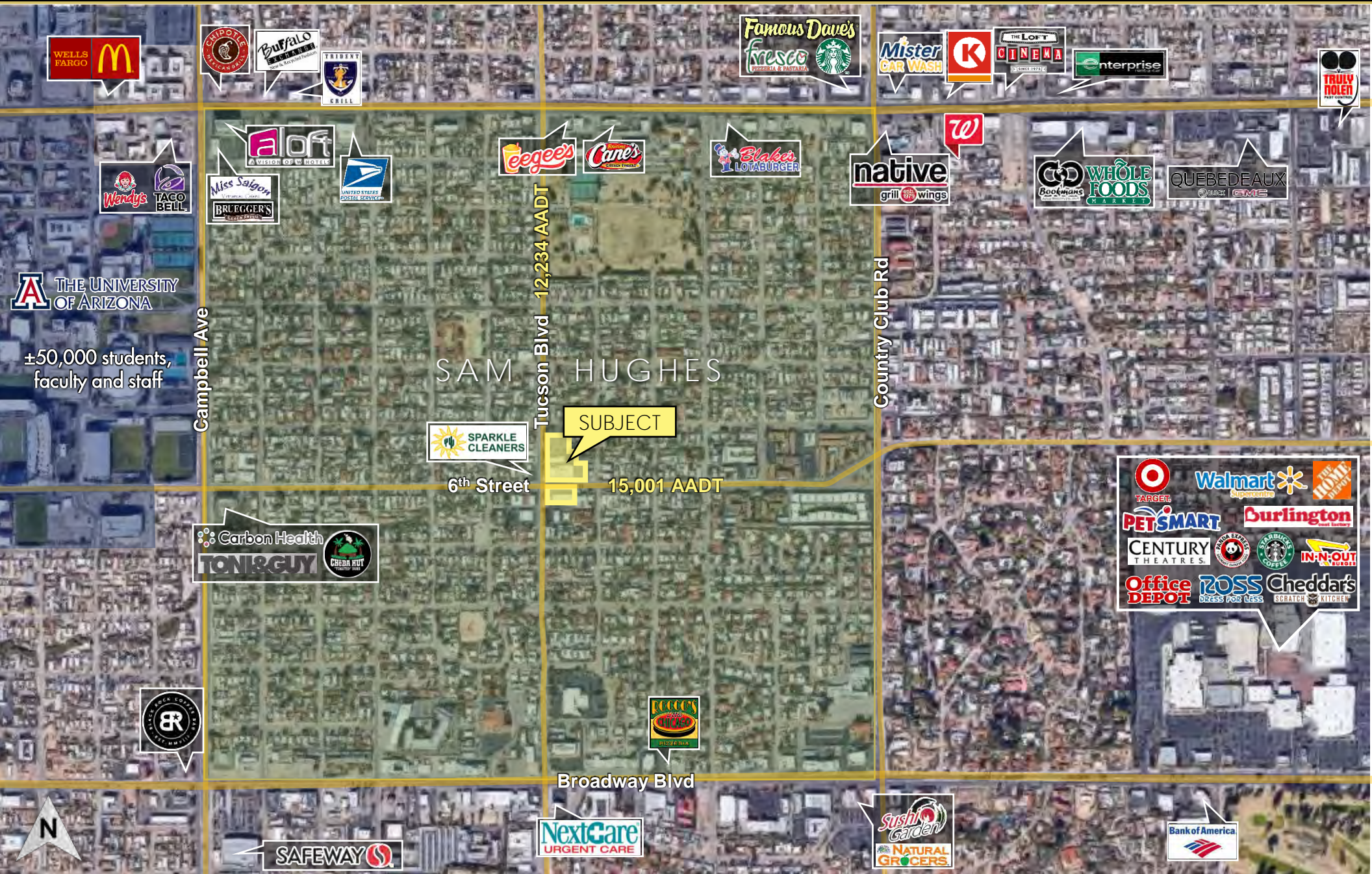
2501-2532 E 6th St & 500 N Tucson Blvd, Tucson, AZ



## THE VILLAGE AT SAM HUGHES

Retail/Office Available For Lease

2501-2532 E 6th St & 500 N Tucson Blvd, Tucson, AZ



**THE UNIVERSITY OF ARIZONA**  
±50,000 students, faculty and staff

**SUBJECT**  
15,001 AADT

# THE VILLAGE AT SAM HUGHES

Retail/Office Available For Lease

2501-2532 E 6th St & 500 N Tucson Blvd, Tucson, AZ



## PROPOSED RENDERING - 500 N TUCSON BLVD

