

SAM HUGHES TURNKEY RETAIL SUBLEASE

The Village at Sam Hughes
2532 E 6th Street, Tucson, Arizona



Exclusively represented by

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HIGHLIGHTS

- Located in the center of Sam Hughes
- Turnkey retail space
- 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 Redbird, Sonoran House, Bob Dobb's, Tumerico, Borderlands Brewing, and many more

TRAFFIC COUNTS

6TH STREET 15,001 AADT (2023)

TUCSON BOULEVARD 12,234 AADT (2023)

SOURCE: Pima Association of Governments

AVAILABLE

SUITE	SIZE	RENTAL RATE (ANNUAL)
2532 E 6th Street	1,600 SF (per Landlord)	Contact Agent

EXISTING TERMS

Base Rent: \$2,768.24 Per Month NNN (Est. \$5.10/SF)

Current lease runs through 05/31/2029

DEMOGRAPHICS (2026 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, 5-2026

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