

5,934 SF Freestanding Retail Building for Lease

East of SWC of 6th Avenue & Ajo Way

15 West Ajo Way, Tucson



Exclusively represented by

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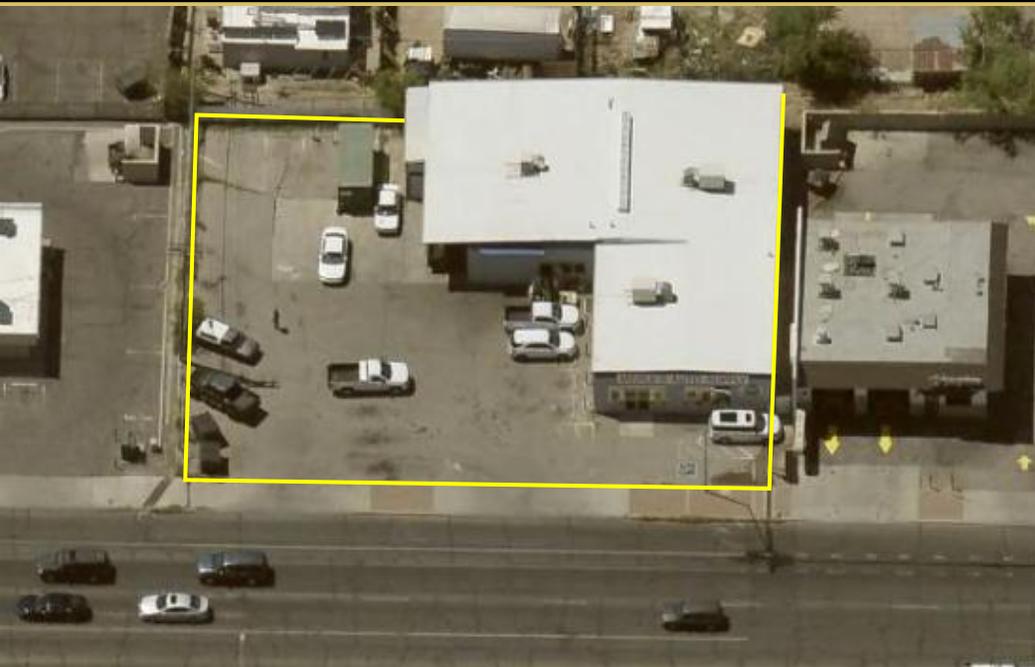
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The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express, or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all 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. 2/27/2026

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FEATURES

BUILDING SIZE	5,934 SF*
LAND SIZE	14,029 SF*
LEASE RATE	Contact Agent
ZONING	C-2 Tucson
ASSESSOR PARCEL NUMBERS	120-07-003A and 120-07-004B
PROPERTY TAXES (2024)	\$6,263.17

*SOURCE: Per Pima County Assessor

HIGHLIGHTS

- Close proximity to Interstate 10 and Interstate 19
- Excellent access and visibility on Ajo Way
- Monument sign
- 10.5' roll up door
- Open floor plan
- Ample parking
- Sixth Avenue is a major North/South thoroughfare that connects the fast-growing Town of Sahuarita and the South side of Tucson to Downtown Tucson with over 20,000 cars passing daily
- Directly across the street from the VA Hospital, which employs approximately 3,000 healthcare professionals and support staff with approximately 1,760 average daily patients/visitors
- This location has a high population density with over 106,000 in a 3-mile radius

DEMOGRAPHICS

(2025 Estimates)

	1-MILE	3-MILES	5-MILES
Population	11,315	106,632	229,437
Avg Household Income	\$58,623	\$72,277	\$74,300
Total Employees	7,307	39,762	116,536

SOURCE: Applied Geographic Solutions/TIGER Geography, 11/2025

TRAFFIC COUNTS

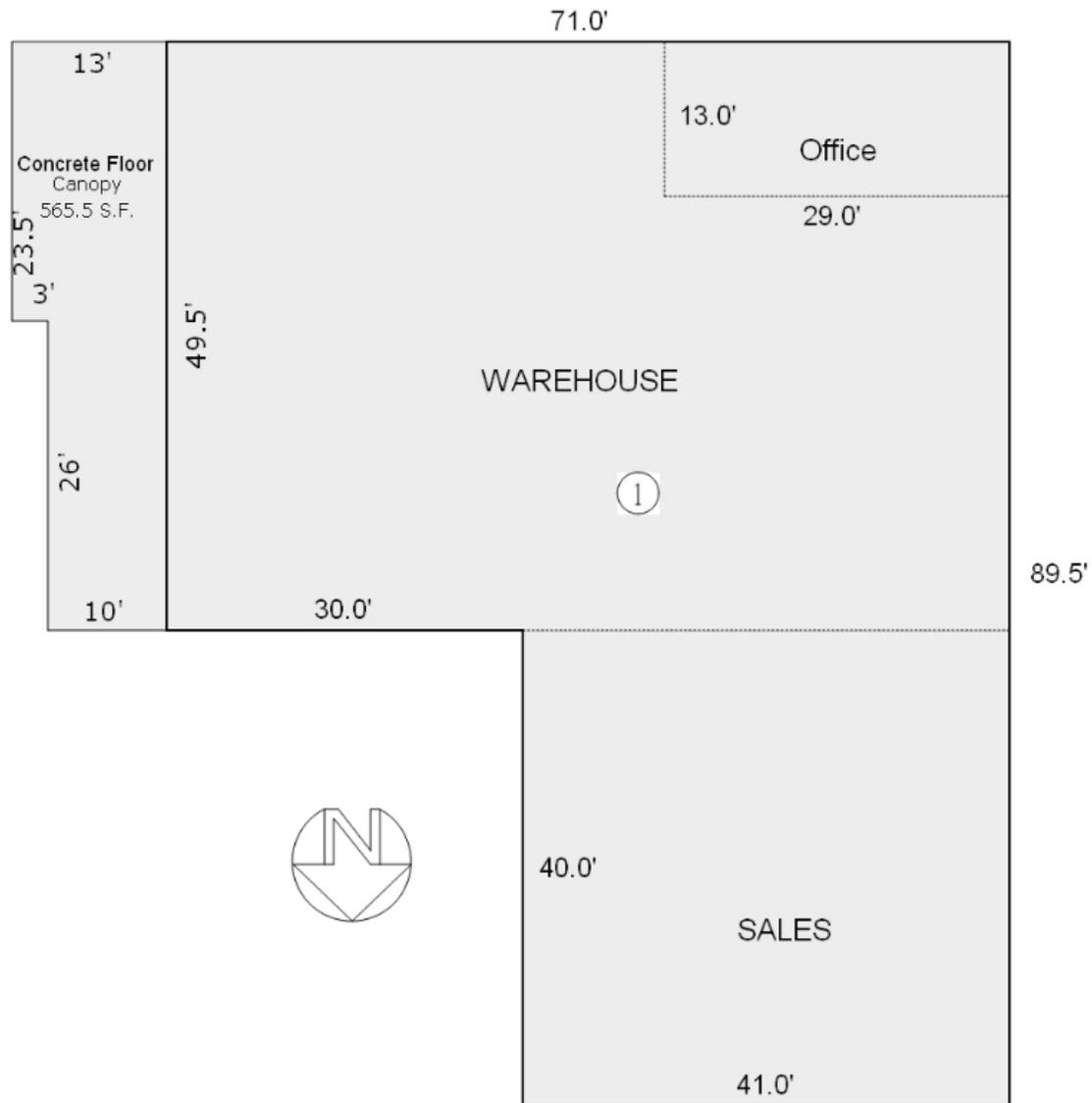
6 TH AVENUE	20,387 AADT
AJO WAY	24,771 AADT

SOURCE: Pima Association of Governments 2025

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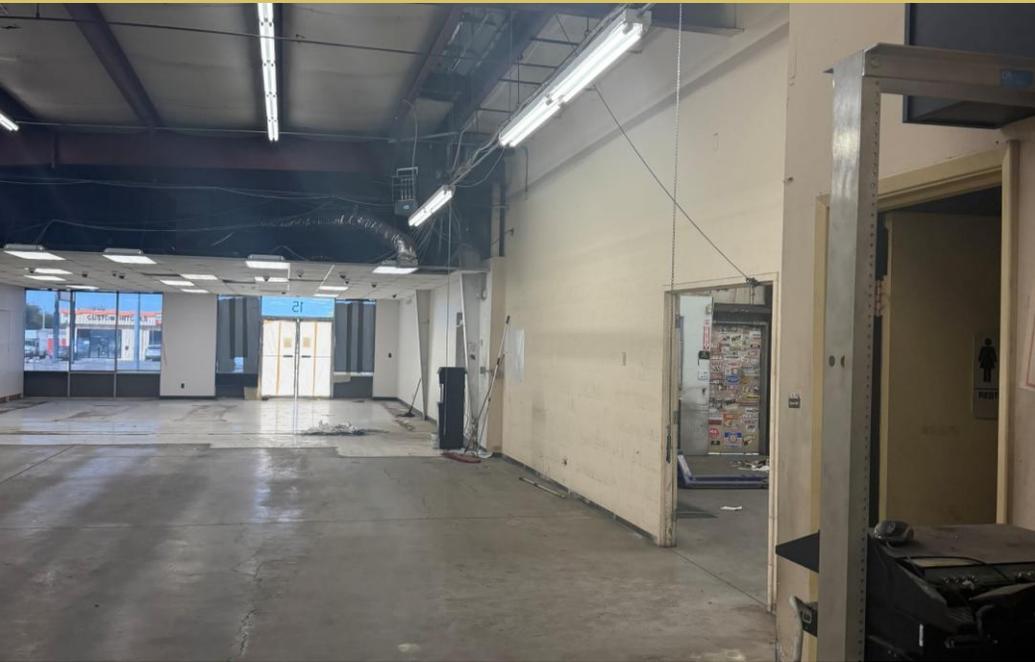
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FLOOR PLAN



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Pueblo Magnet High School
± 2,000 students, faculty and staff

Fiesta Mercado
FRESENIUS KIDNEY CARE | **JACKSON HEWITT**
FOOD CITY | **Little Caesars** | **RAC**
Dorsett Dentistry & Braces | **WING STOP**
TITLEMAX | **ArchWell HEALTH**

Southgate Shopping Center
El Super | **MELROSE**
USA Pawn

Wakefield Middle School
±300 Students, faculty & Staff

Santa Cruz Plaza
Fry's | **suvida**
TNT FASHION | **BOOT BARN**

Southern AZ Veteran Affairs Healthcare System
 One of the largest employers in southwest Tucson. ±3,000 employees, and ±1,760 daily visitors. The largest Veterans' Hospital complex in Southern Arizona, sitting on ±116 acres.

SUBJECT