

1,200 SF FORMER CONVENIENCE STORE FOR SALE

NNWC of Valencia and Park Ave
6402 S Park Avenue, Tucson, Arizona



Exclusively represented by

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FEATURES

BUILDING SIZE	±1,200 SF per assessor
LAND SIZE	±8,160 SF (.17 acres) per assessor
SALE PRICE	\$255,000 (\$212.50/SF)
PARCEL NO.	140-23-426B
TAXES	\$2,760.18 (2025)
ZONING	C-1 Tucson/Pima County

HIGHLIGHTS

- Prime location with excellent visibility along a high-traffic corridor in South Tucson trade area.
- Block construction building
- Easy access to Interstate 19 and Tucson International Airport
- 15 minutes to downtown Tucson and less than 2 miles from Tucson International Airport
- Just North of Valencia, major east/west corridor connecting I19 to I10.
- Zoned C-1 Supporting general commercial uses

DEMOGRAPHICS

(2026 Estimates)

	1-MILE	3-MILES	5-MILES
Population	13,195	77,166	154,346
Avg Household Income	\$64,097	\$75,646	\$79,169
Total Employees	4,500	35,351	64,508

SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2026

TRAFFIC COUNTS

PARK AVENUE	4,037 AADT
VALENCIA	40,518 AADT

SOURCE: REGIS SITES USA 2026

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