

4TH AVE CAFÉ SPACE

733-745 N 4th Ave | Tucson, AZ

CUSHMAN & WAKEFIELD

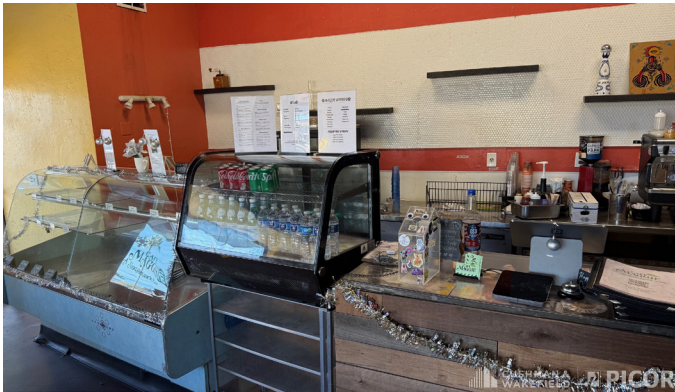
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FOR LEASE



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PROPERTY DETAILS

Retail Space	2,521 SF
Lease Rate	\$22.00/SF MG
Zoning	HC-3, City of Tucson
Address	745 N 4th Ave, Tucson, AZ 85705

NEIGHBORING TENANTS

- About Historic 4th Ave: <https://fourthavenue.org>
- Sagebrush | Saguaro, Bonchon, & More

HIGHLIGHTS

- Prominent corner location at University Blvd & 4th Ave
- On the Streetcar line
- Walking distance to the UofA & Main Gate Square
- 4th Ave Street Fairs bring in over 600,000 people every year
- Join the vibrant & eclectic mix of retail and entertainment on 4th Ave

TRAFFIC COUNTS

University Blvd	3,579 VPD (2024)
4 th Ave	4,136 VPD (2024)

DEMOGRAPHICS

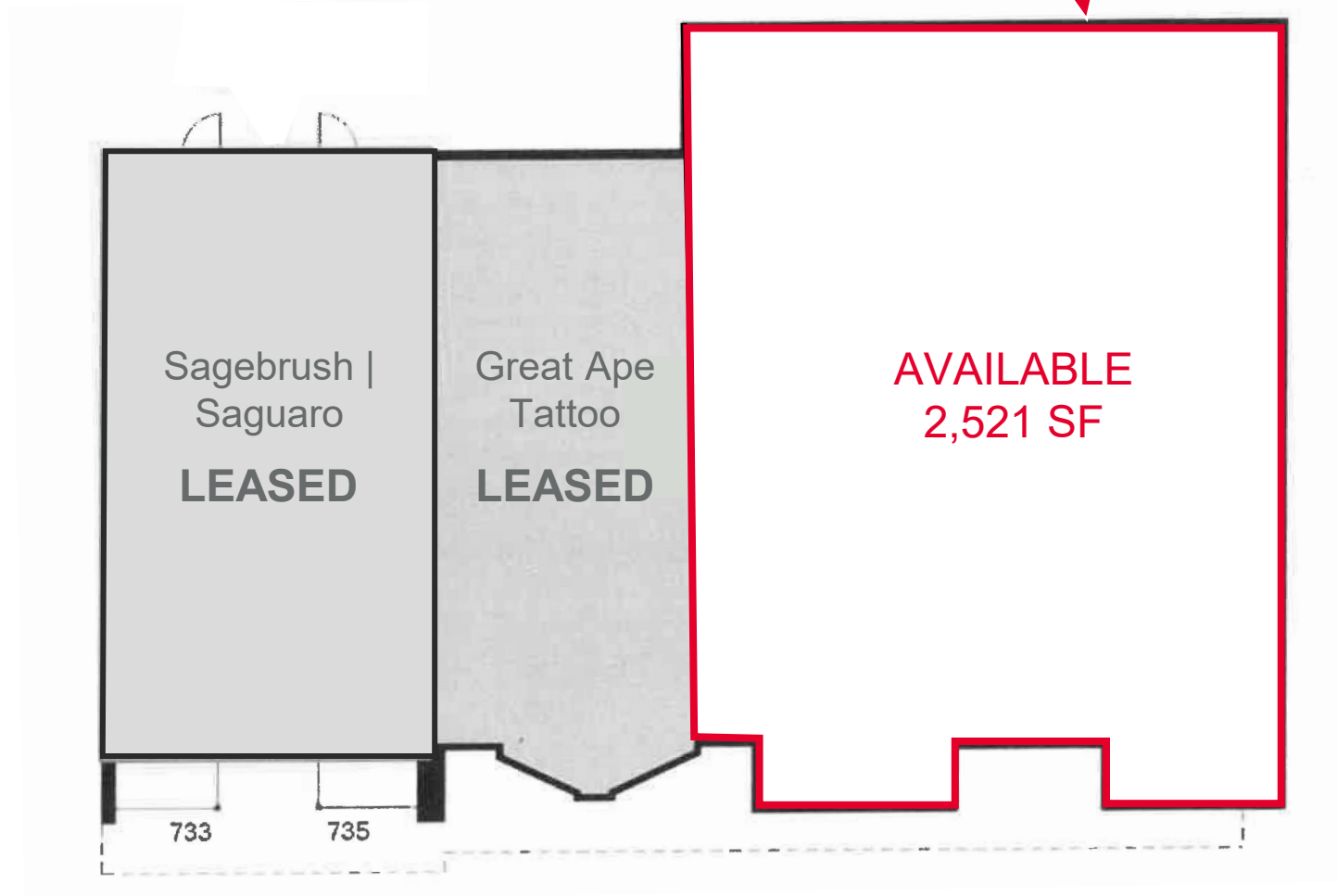
	Population	Average Household Income	Daytime Population
1 Mile	25,283	\$59,074	25,326
3 Miles	121,368	\$69,655	76,413
5 Miles	283,263	\$72,436	152,338

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FLOOR PLAN

SUBJECT



Rob Tomlinson / Principal / rtomlinson@picor.com / +1 520 240 4299

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1/5/2026

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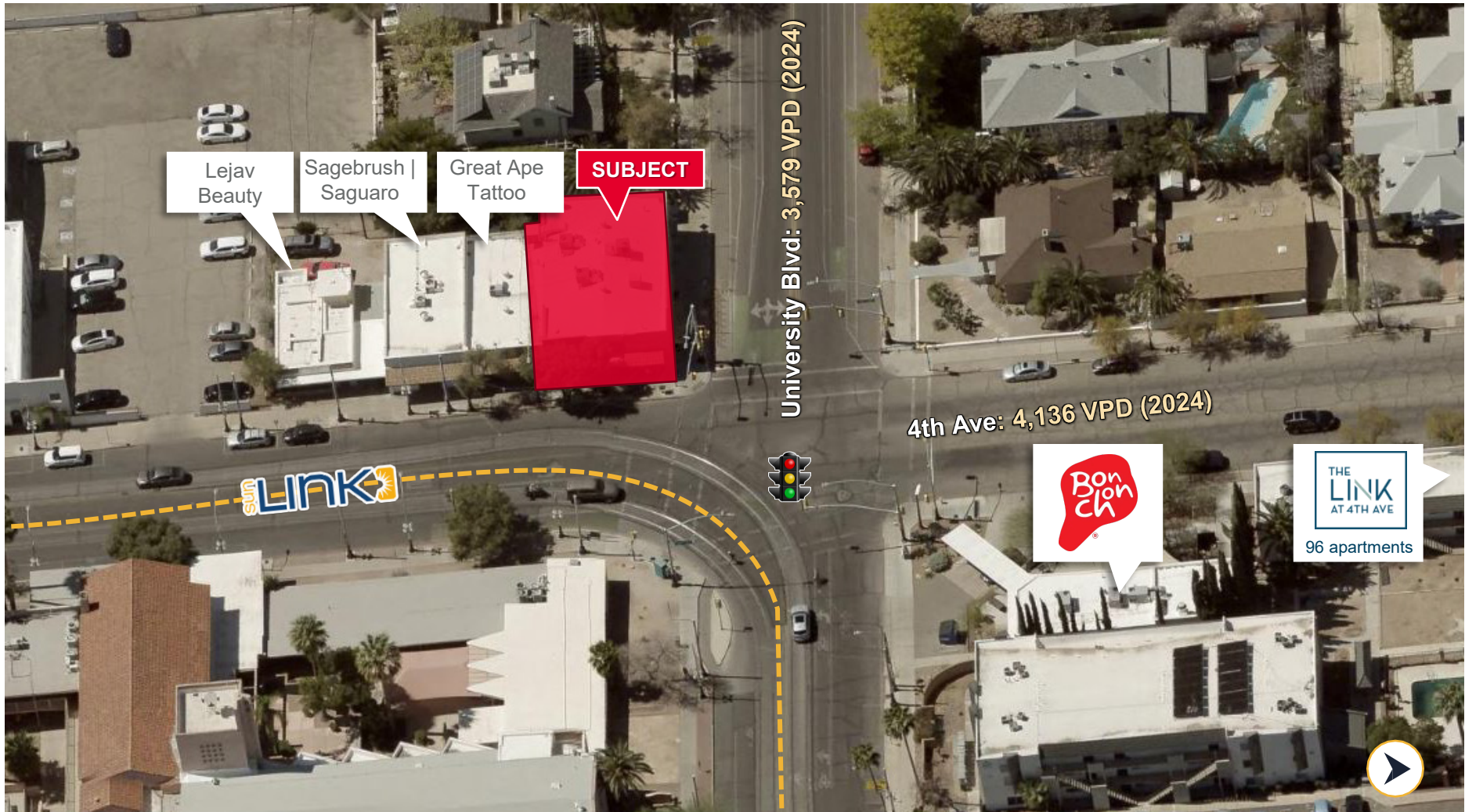
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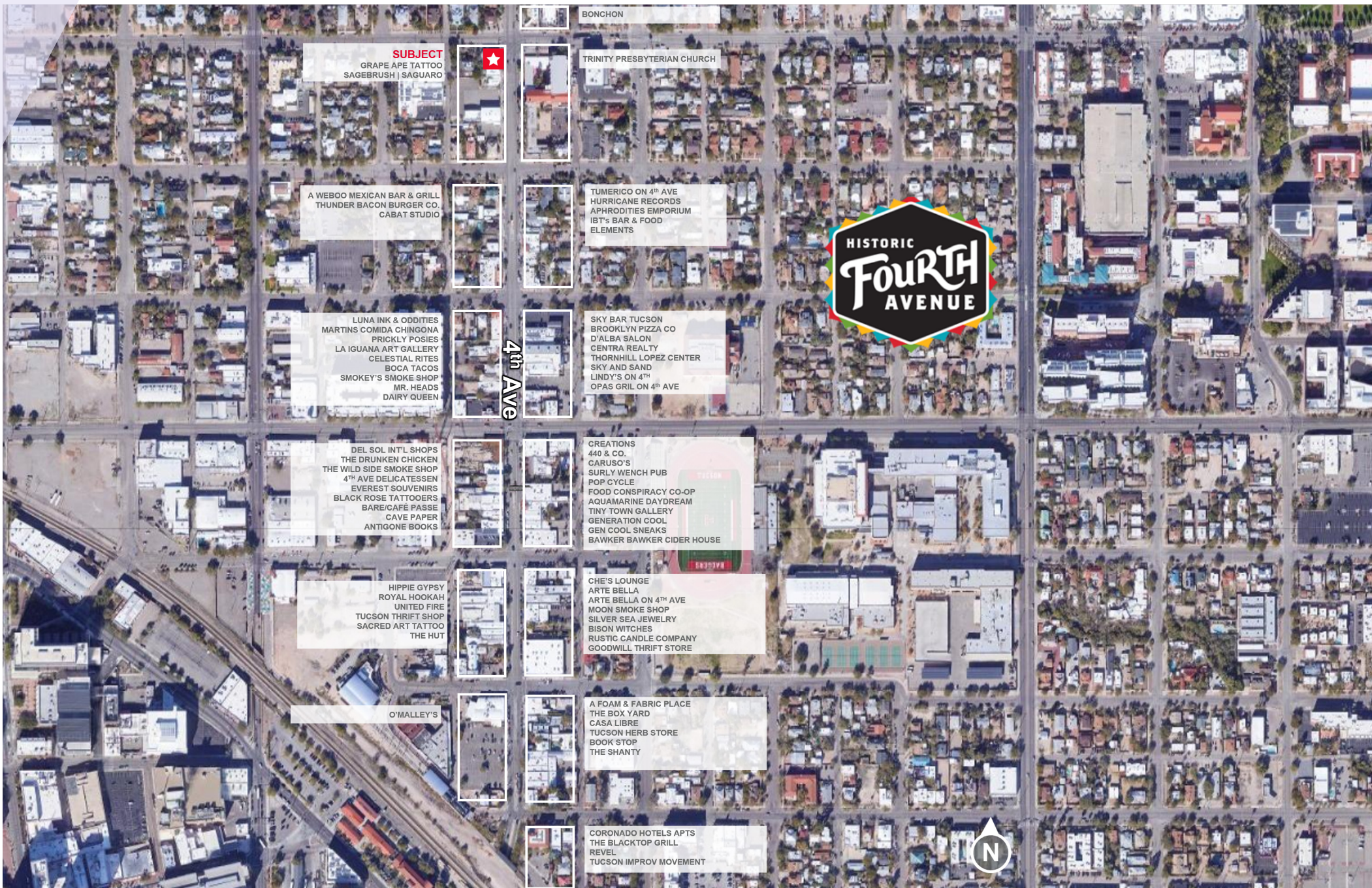
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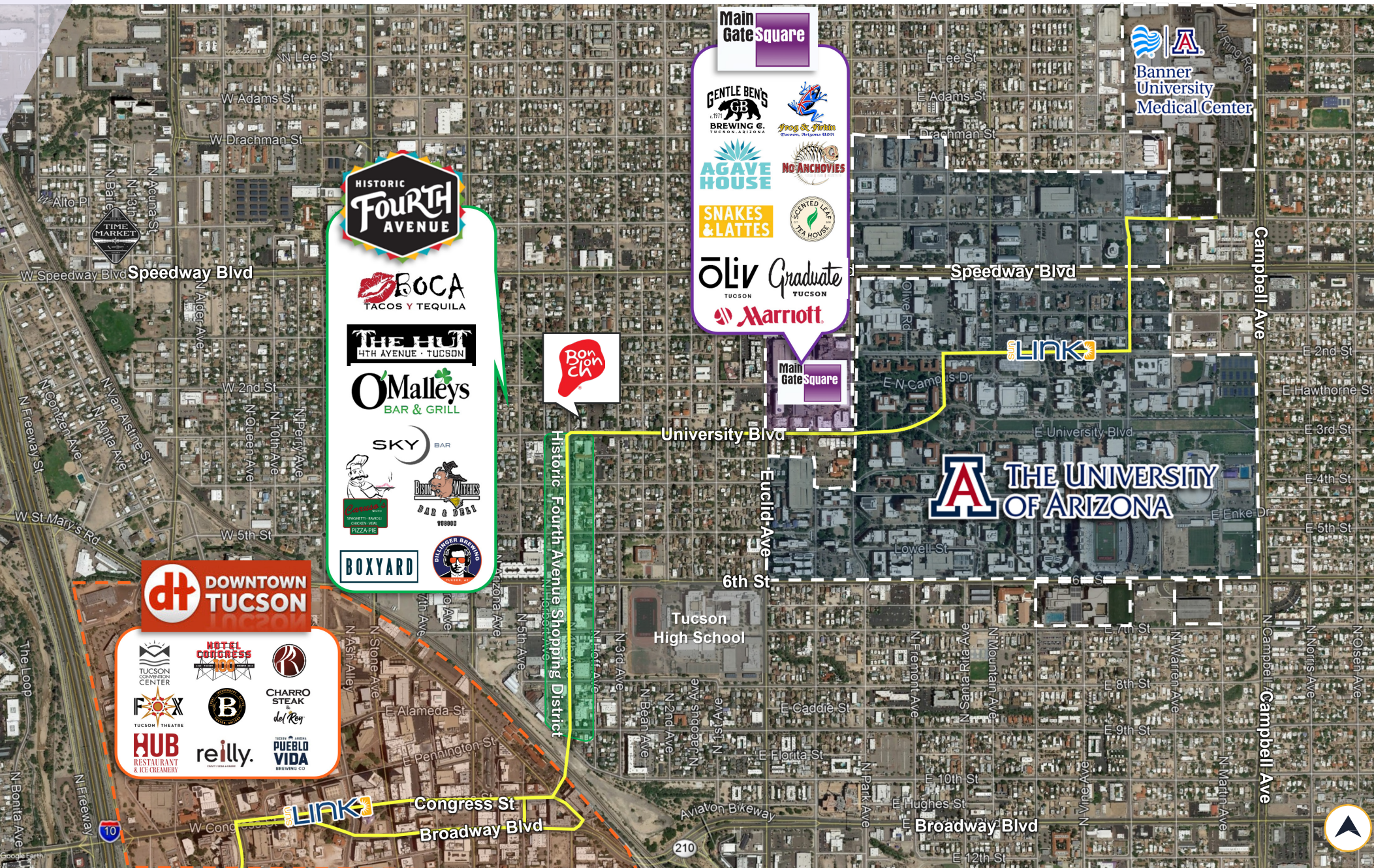
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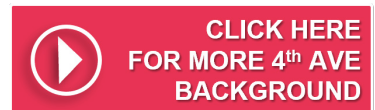
SITUATED IN THE HEART OF HISTORIC 4TH AVENUE CORRIDOR

Affectionately known to locals as "Fourth", this area was hip back when most hipsters we know were still in diapers. Local artisans and boutiques offer curated selections of vintage clothing, jewelry, furniture, artwork, antiques, handcrafted and imported wares, hard-to-find books, and anything else you might want to go digging for. Tucson's notable Food Conspiracy Co-Op, which has been selling organic, bulk, and locally produced food and more since 1971, exists alongside a swath of cafés, restaurants, thrift shops, bookstores, and tattoo parlors. Some of the city's best-loved eateries proudly call Fourth home, from old-school Mexican spots and classic pizza joints to gluttonous burger joints and straight-forward sandwich shops – this area has a flavor all its own.

One of this area's greatest offerings is the legendary [Fourth Avenue Street Fair](#), held in spring and winter every year. The fair is a 50-year-old, family-friendly shopping and entertainment tradition that includes artists from around the country, carnival food, local entertainment, and lots to see and do. Over 600,000 people come out for the two annual Street Fairs.

When the sun goes down is when the Fourth really heats up. Residing right between the University of Arizona area and bustling Downtown, this bar and restaurant district keeps the candle burning at both ends pretty much every night. Find cool, intimate places to lounge and catch a drink, insane dance parties with killer DJs, and one of the hottest college bars in town.

"The Subject Property is on Southern Arizona's only urban rail system. [The Sun Link urban streetcar](#) went into service in July 2014 and connects five unique districts– Downtown, Mercado San Agustín, Fourth Avenue, Main Gate Square and the University of Arizona. The 3.9-mile route has 23 stops adorned with public art. Enjoy 350 days of sunshine, home of the Gem & Mineral Show, 4th Ave Street Fair, The University of Arizona and UNESCO's City of Gastronomy, you can pick up the streetcar to get within near walking distance of hundreds of Tucson's most iconic restaurants, museums, shops and entertainment venues as well as new and historic residential neighborhoods. 100,000 people live and work within a half mile of the Sun Link route."



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