

500 W. GRANT ROAD

TUCSON, AZ 85705



WE ARE
THE CENTER
OF RETAIL

For Sale | Showroom/Warehouse and Land for Development



Dave Hammack / dhammack@picor.com / +1 520 546 2712
Max Fisher / mfisher@picor.com / +1 520 465 9989
PICOR.COM

500 W. GRANT ROAD

TUCSON, AZ 85705

SIZE

15,900 SF Bldg, 59,644 SF Land
37,370 SF Land

SALE PRICE

\$1,350,000
\$199,000

ASSESSOR PARCEL NO.

107-09-070D
107-09-072B, 107-09-074C

ZONING

C-2, City of Tucson

COMMENTS

- Close to the University of Arizona, Pima Community College Downtown Campus
- Excellent visibility and access along Grant Road
- Half a mile east of I-10

NEIGHBORHOOD DEMOGRAPHICS



1 Mile	15,417	\$31,474	7,497	6,762
3 Miles	124,456	\$47,662	103,968	54,450
5 Miles	258,138	\$55,438	161,457	113,597



Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712
Max Fisher / mfisher@picor.com / + 1 520 465 9989

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
5/22/2020
Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

500 W. GRANT ROAD

TUCSON, AZ 85705

AERIAL/PARCEL MAP



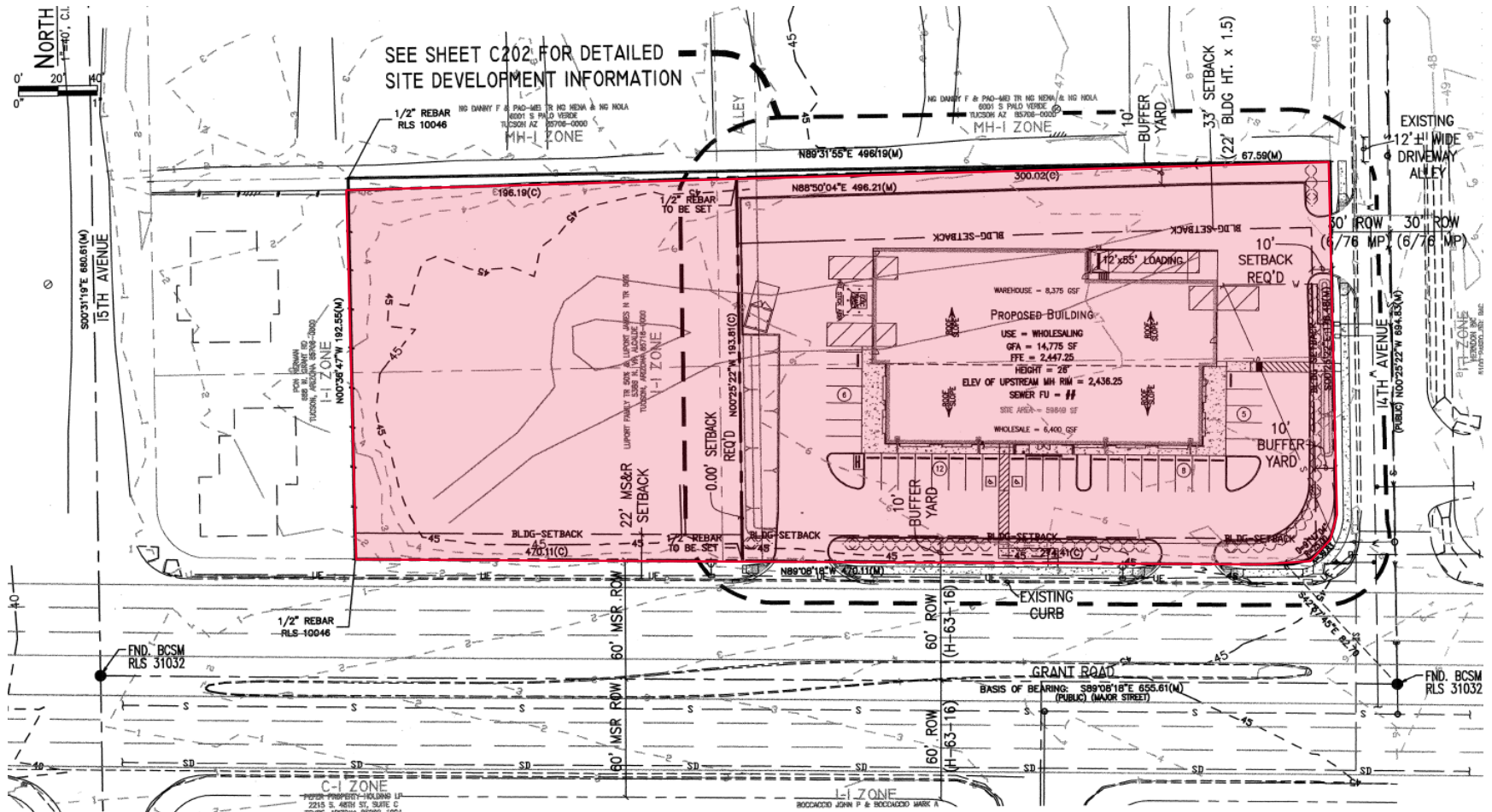
Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712
Max Fisher / mfisher@picor.com / + 1 520 465 9989

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
5/22/2020
Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

500 W. GRANT ROAD

TUCSON, AZ 85705

SITE PLAN



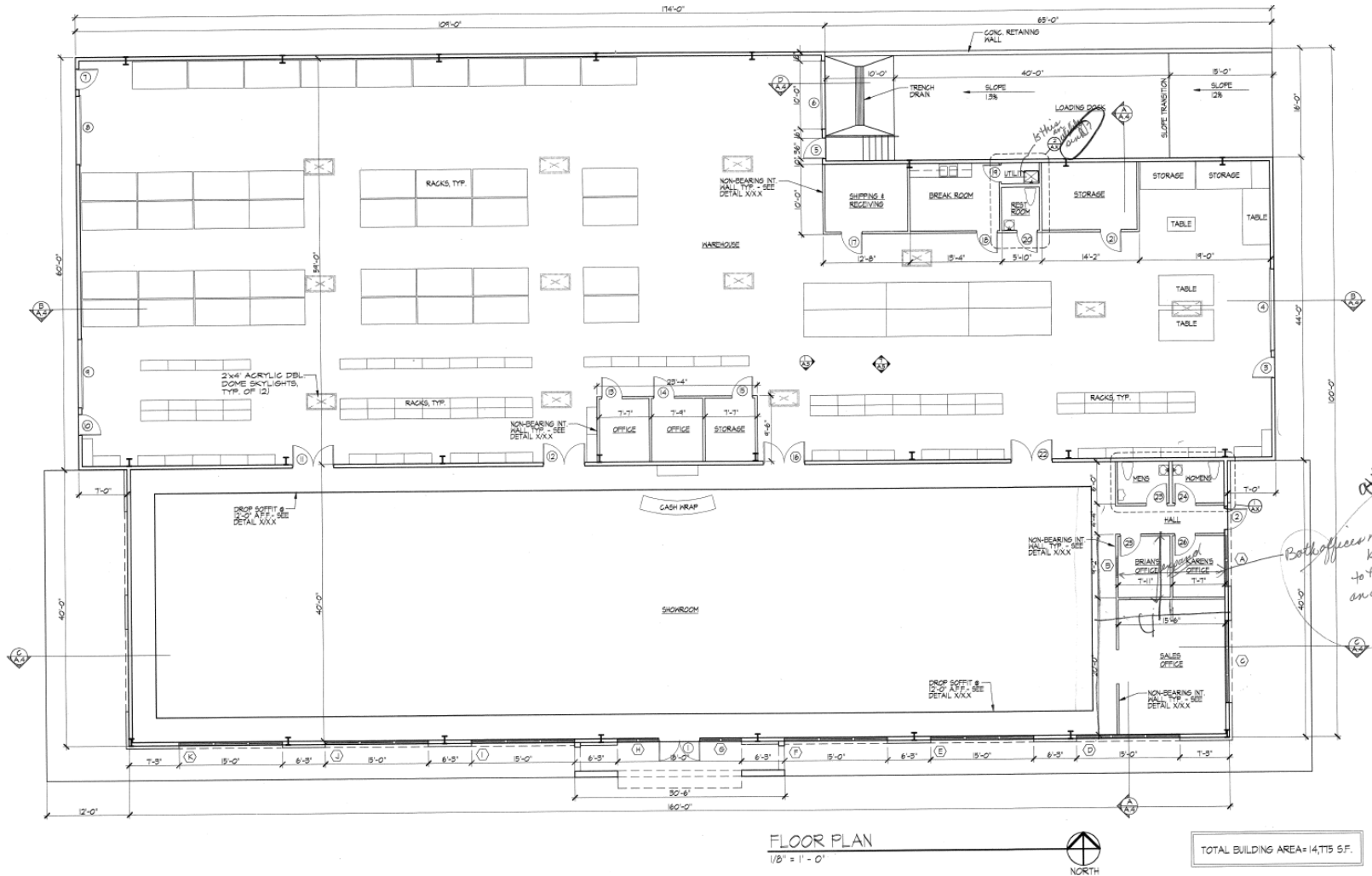
Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712
 Max Fisher / mfisher@picor.com / + 1 520 465 9989

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
 5/22/2020
 Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

500 W. GRANT ROAD

TUCSON, AZ 85705

FLOOR PLAN



Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712
 Max Fisher / mfisher@picor.com / + 1 520 465 9989

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
 5/22/2020
 Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

500 W. GRANT ROAD

TUCSON, AZ 85705

DRONE AERIAL



Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712
Max Fisher / mfisher@picor.com / + 1 520 465 9989

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
5/22/2020
Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



Dave Hammack / dhammack@picor.com / +1 520 546 2712
Max Fisher / mfisher@picor.com / + 1 520 465 9989



A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client. 5/22/2020

WE ARE THE CENTER OF RETAIL
 PICOR.COM