



**Owner/User Offering with
Income in Place**

**Owner Financing Options Available
Contact Broker for Details**



FOR SALE | 8,810± SF OFFICE BUILDING

**5232 E Pima St
Tucson, Arizona 85712**



**CUSHMAN &
WAKEFIELD**



PICOR

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PROPERTY OVERVIEW

5232-5238 E Pima
Street, Tucson, Arizona

ADDRESS:	5232 E Pima St. Tucson, Arizona 85712
BUILDING SIZE:	8,810± SF
YEAR BUILT:	1987
PARCEL SIZE:	0.7 Acres
TAX PARCEL NO.	121-12-389C
CONSTRUCTION:	Masonry
ROOF	Metal pitched roof
ZONING:	C-1, City of Tucson

PROPERTY HIGHLIGHTS

- Owner/user offering with income in place. The property is presently 69% occupied providing a built-out professional office space to a buyer, while collecting additional income of \$48,000/yr (2024)
- Seller financing available
- The property is presently 69% occupied, providing a built-out professional office space to a buyer, with flexible zoning for a variety of occupancy uses
- Well situated freestanding multi-tenant office building on Pima St.
- Parking Ratio: 4.31/1,000 (38 spots of which 8 are covered)
- Investment opportunity with multiple tenants on various term* leases who would sign longer term leases
- Upside potential to raise rents
- Recently refurbished

OFFERING SUMMARY

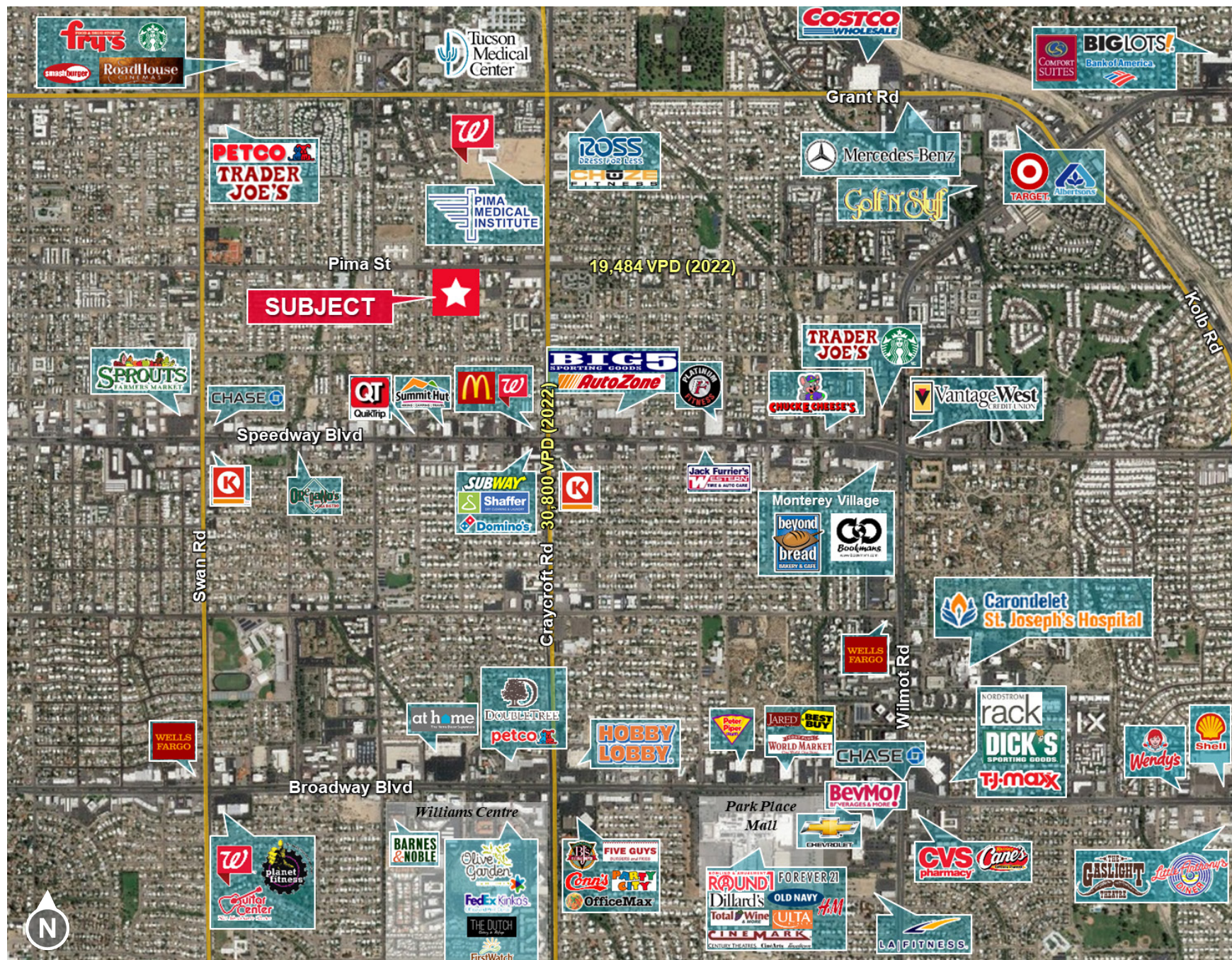
PRICE	\$1,090,000
BUILDING RSF	8,810± RSF
PRICE PER RSF	\$123.72/SF



TENANT	SUITE	SF	EXPIRATION
PMS Tucson LLC	120	2,201	9/30/2027
McGoff Media, LLC	170	846	10/31/2026
Robert E. Hinske, CPA	A	673	7/31/2027
Life Energy Wellness	B	1,627	12/31/2027
All About Roofing	C	748	7/31/2025
Vacant	D	2,715	

EXPENSES	TOTAL
Property Taxes (2024)	\$13,437.08
Insurance (2024)	\$2,852.67
Common Area Charges (2022)	\$24,015.85













People

107,245
Population

Median Household Income	\$60,620
Average Household Size	2.9
Median Age	40.2



Education

23.7%
Some College

20.5%	Bachelor Degree
19.7%	High School Graduate
17.5%	Graduate Degree



Business

7,349
Businesses

Total Employees	60,845
White Collar	65.1%
Blue Collar	34.9%
Professional	28.5%
Unemployment	2.2%



Income

\$80,035
Average Household

Per Capita Income	\$39,962
Estimated Average Household Net Worth	\$661,882



Housing Stats

\$265,366
Median Home Value

Total Household Expenditure	\$3.18 B
Renter-Occupied Median Rent	\$821



People

273,934
Population

Median Household Income	\$83,846
Average Household Size	2.05
Median Age	38.2



Education

24.2%
Some College

20.9%	Bachelor Degree
19.5%	High School Graduate
18%	Graduate Degree



Business

14,632
Businesses

Total Employees	118,230
White Collar	64.8%
Blue Collar	35.2%
Professional	28.3%
Unemployment	2.2%



Income

\$83,846
Average Household

Per Capita Income	\$39,503
Estimated Average Household Net Worth	\$705,726



Housing Stats

\$281,364
Median Home Value

Total Household Expenditure	\$7.86 B
Renter-Occupied Median Rent	\$860