

# 3141 - 3149 N. 1ST AVE

TUCSON, AZ 85719



WE ARE  
THE CENTER  
OF RETAIL

For Sale | Income Producing Property & Redevelopment Land



Andy Seleznov, CCIM / [aseleznov@picor.com](mailto:aseleznov@picor.com) /  
+1 520 546 2775 / [PICOR.COM](http://PICOR.COM)



CUSHMAN &  
WAKEFIELD



PICOR

# 3141 - 3149 N. 1ST AVE

TUCSON, AZ 85719

## LAND SIZE

±1.13 Acres

## SALE PRICE

\$950,000

## TAX PARCEL NOS.

107-11-0080, 107-11-004B

## ZONING

C-2, City of Tucson

## COMMENTS

- Centrally located & highly visible
- Easy access from both Ft. Lowell and First Avenue
- Redevelopment opportunity
- Approximately 21,000 SF of the project can be redeveloped
- Traffic counts on 1st Ave 29,3914 VPD (2021) & Ft. Lowell Rd 17,251 VPD (2021)
- Income-producing property with a cellular tower, billboard, and liquor store. Existing tenants paying below-market rents.
- Property taxes estimated \$4,424.16
- PLEASE DO NOT DISTURB THE TENANTS



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION



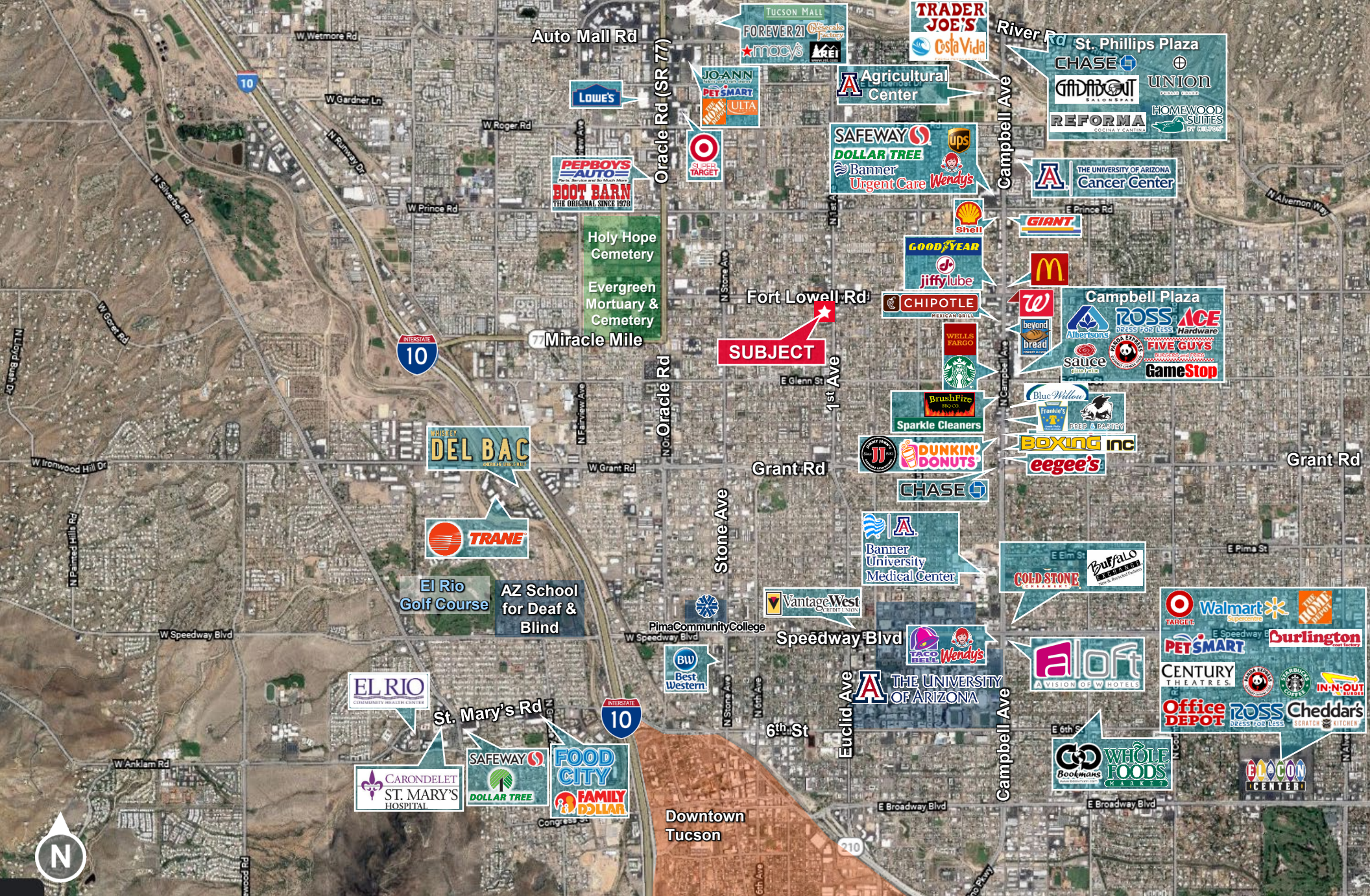
TOTAL RETAIL  
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	21,250	\$43,453	6,858	\$179.41 M
3 Miles	125,417	\$52,547	84,684	\$1.18 B
5 Miles	250,834	\$66,061	162,304	\$2.74 B

Andy Seleznov, CCIM / aseleznov@picor.com / +1 520 546 2775

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance  
4/4/2022  
Cushman & Wakefield Copyright 2022. 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.





Andy Seleznov, CCIM / aseleznov@picor.com / +1 520 546 2775



CUSHMAN & WAKEFIELD



PICOR

WE ARE THE CENTER OF RETAIL

PICOR.COM

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.

4/4/2022