

# 1642-1660 N ALVERNON WAY

TUCSON, AZ



For Sale | 2 Office/Retail Properties to be Purchased Together or Separate

WE ARE  
THE CENTER  
OF RETAIL





CUSHMAN &  
WAKEFIELD



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# 1642-1660 N ALVERNON WAY

TUCSON, AZ

## BUILDING SIZE

\*Building A: 4,770 SF (2 story)

\*Building B: 3,802 SF (single story)

\*8,572 SF Combined

## SALE PRICE

Combined: \$900,000 (\$105/SF)

Building A: \$548,550 (\$115/SF)

Building B: \$437,230 (\$115/SF)

## LOT SIZE

0.65 Acres (28,580 SF)

## ZONING

C-1, City of Tucson

## TAX PARCEL NOS.

122-13-2150, 122-13-2130, 122-13-211B

## COMMENTS

- Excellent central location
- Built 1971 and renovated 2002
- Owner will sell buildings together or separate
- Traffic counts on Pima St 17,445 VPD (2021);  
Alvernon Wy 27,258 VPD (2021)



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION



TOTAL RETAIL  
EXPENDITURE

|         | POPULATION | AVERAGE<br>HOUSEHOLD INCOME | DAYTIME<br>POPULATION | TOTAL RETAIL<br>EXPENDITURE |
|---------|------------|-----------------------------|-----------------------|-----------------------------|
| 1 Mile  | 20,872     | \$49,039                    | 7,845                 | \$210.74 M                  |
| 3 Miles | 121,966    | \$59,869                    | 77,526                | \$1.32 B                    |
| 5 Miles | 278,959    | \$61,696                    | 183,670               | \$2.98 B                    |

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AERIAL MAP



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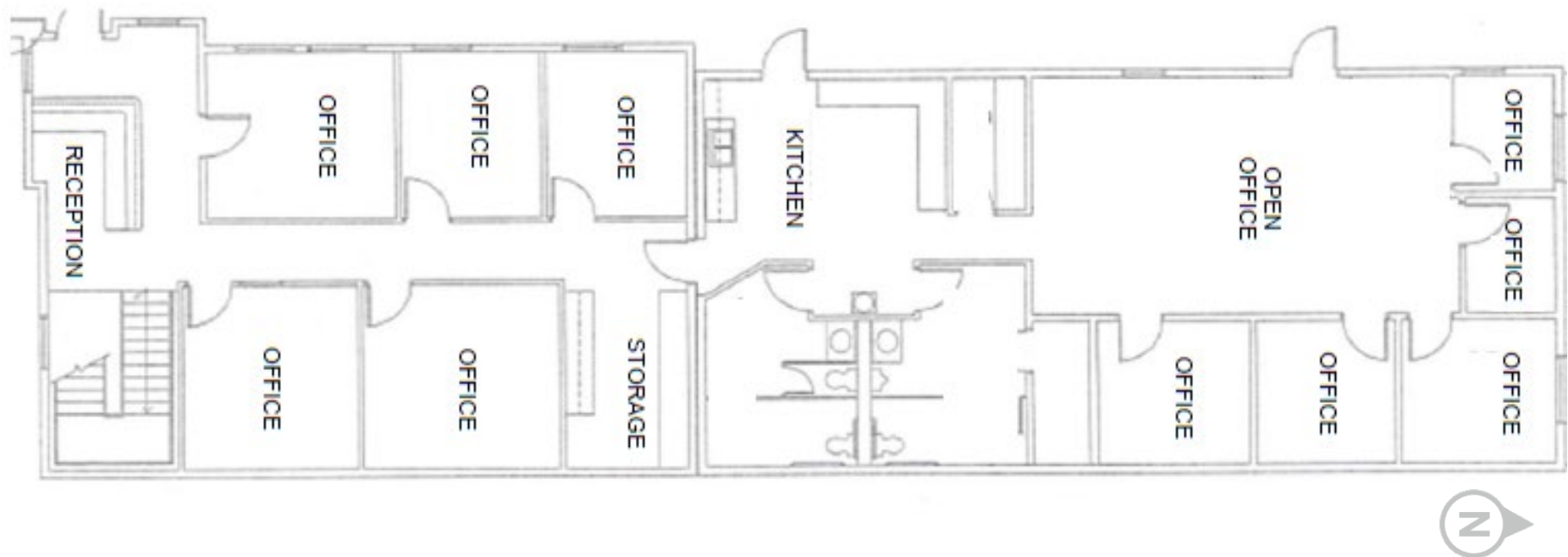


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## FLOOR PLAN – BUILDING A – 1660 N ALVERNON WAY, 1<sup>st</sup> FLOOR



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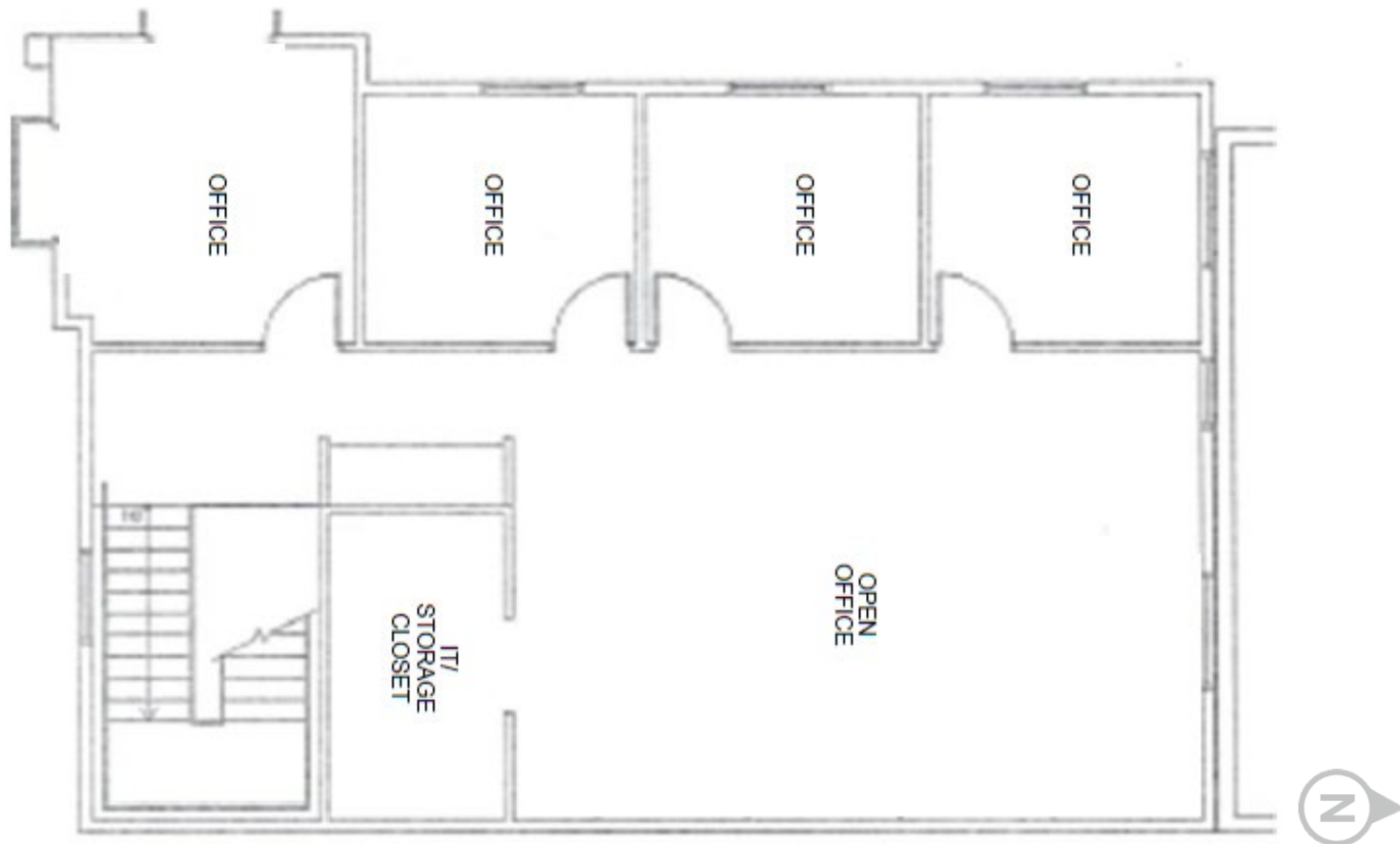


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FLOOR PLAN – BUILDING A – 1660 N ALVERNON WAY, 2<sup>nd</sup> FLOOR



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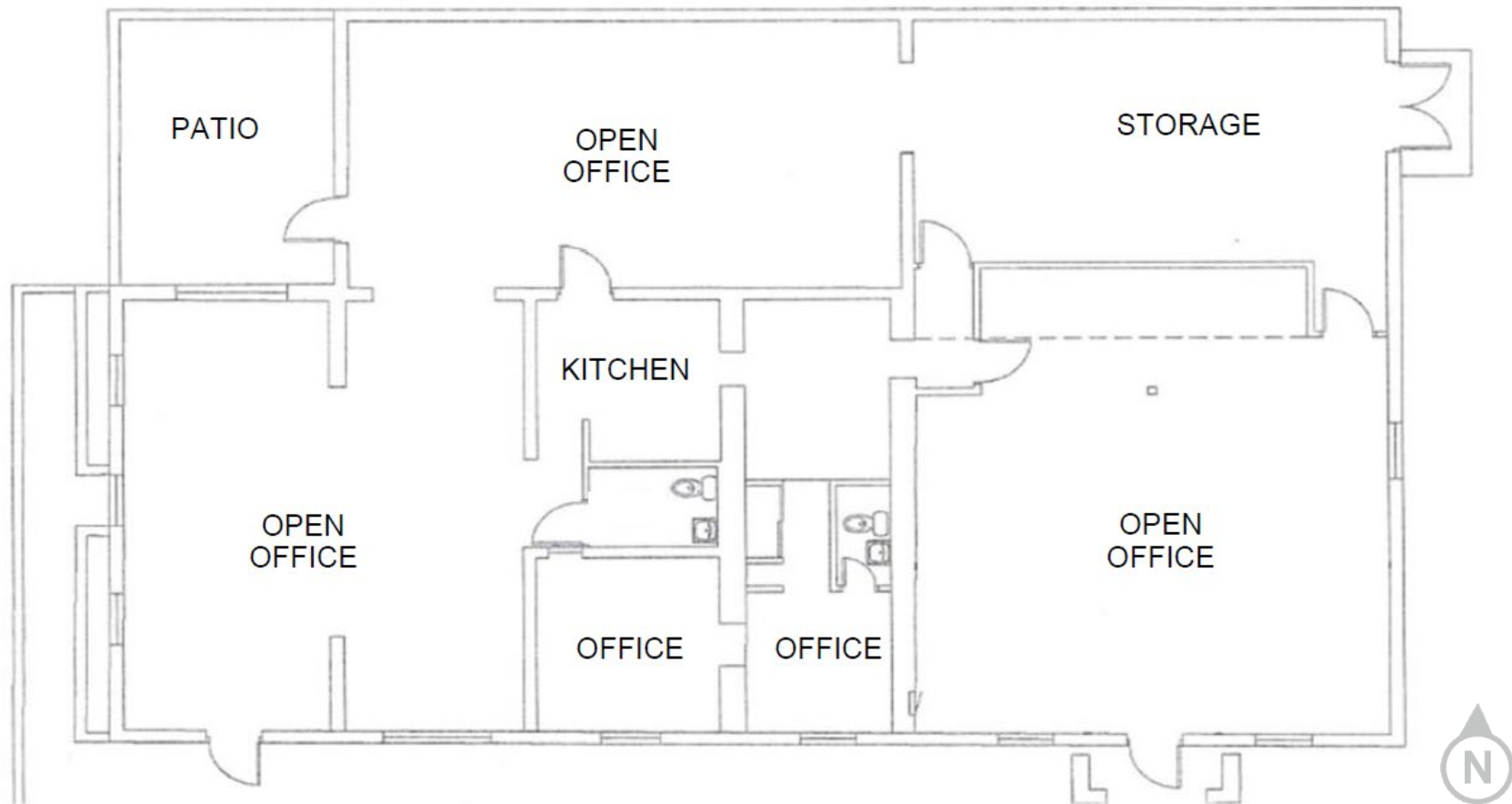


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## FLOOR PLAN – BUILDING B – 1642 N ALVERNON WAY



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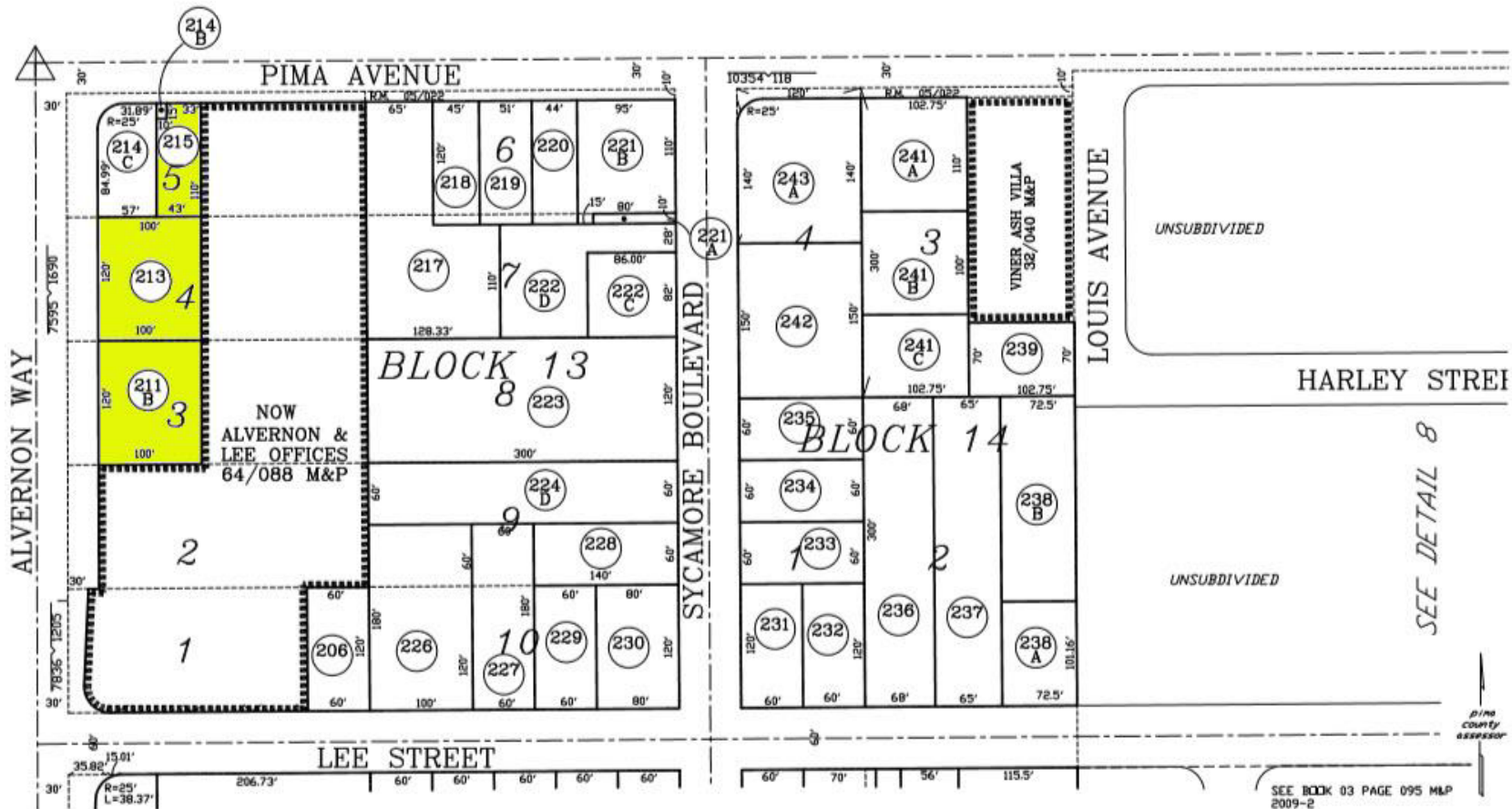
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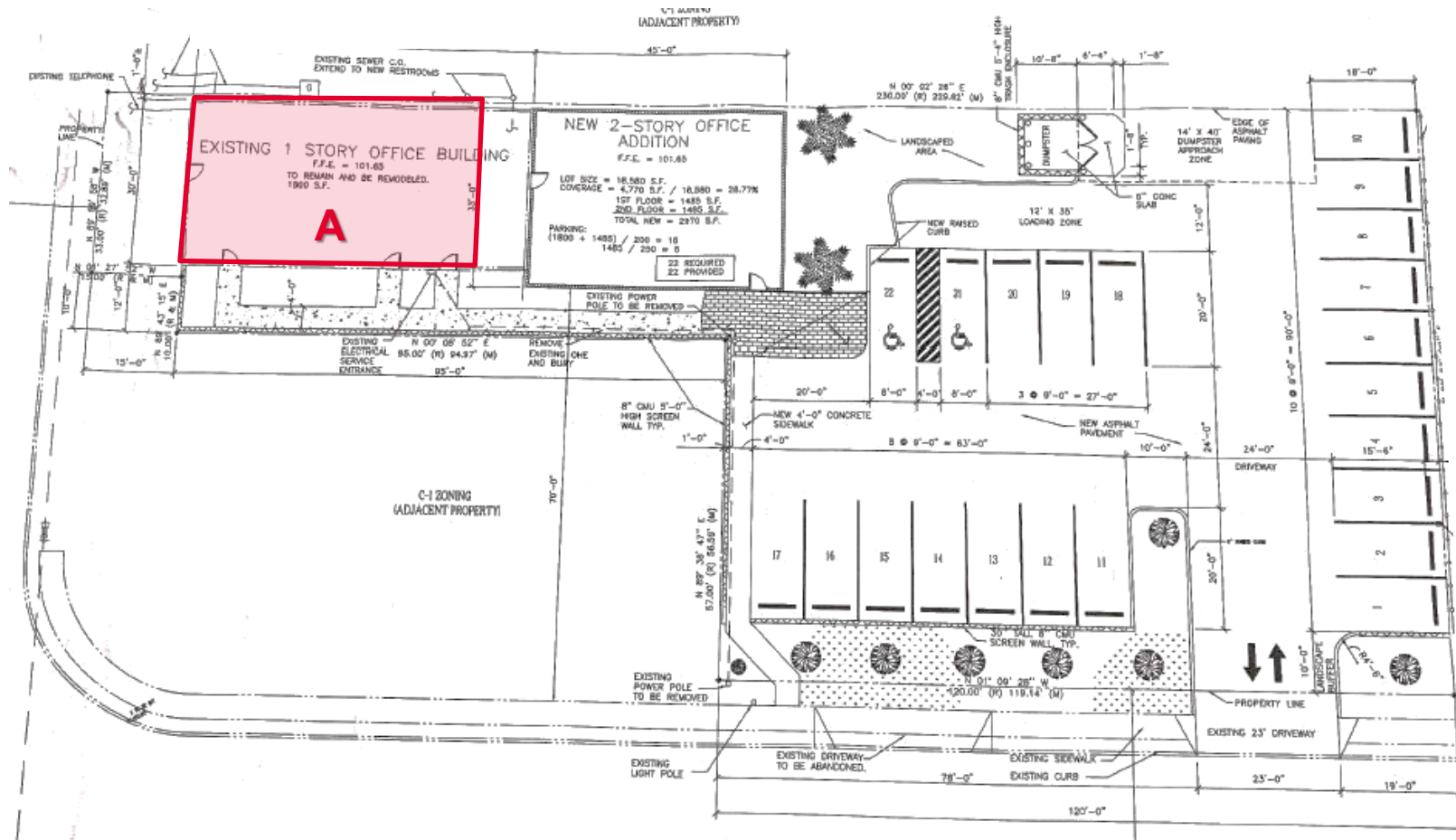
## PLAT MAP



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## SITE PLAN

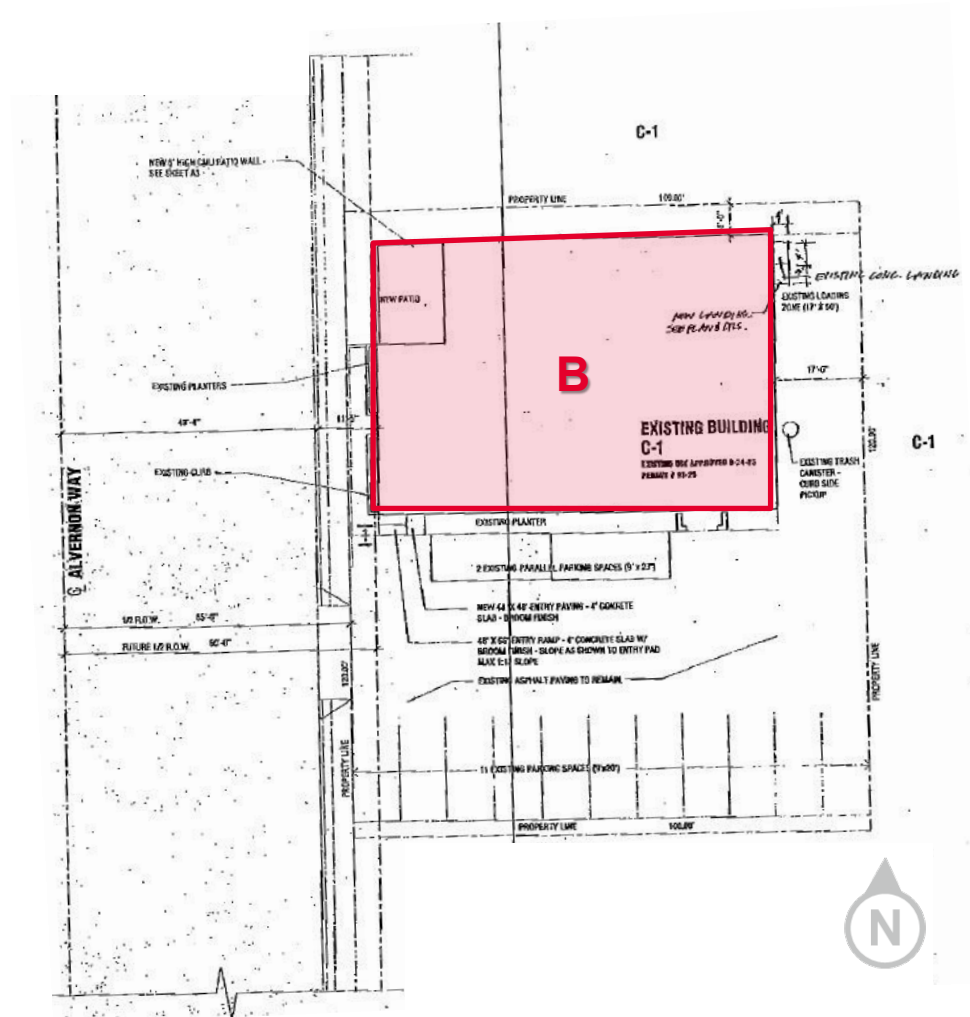




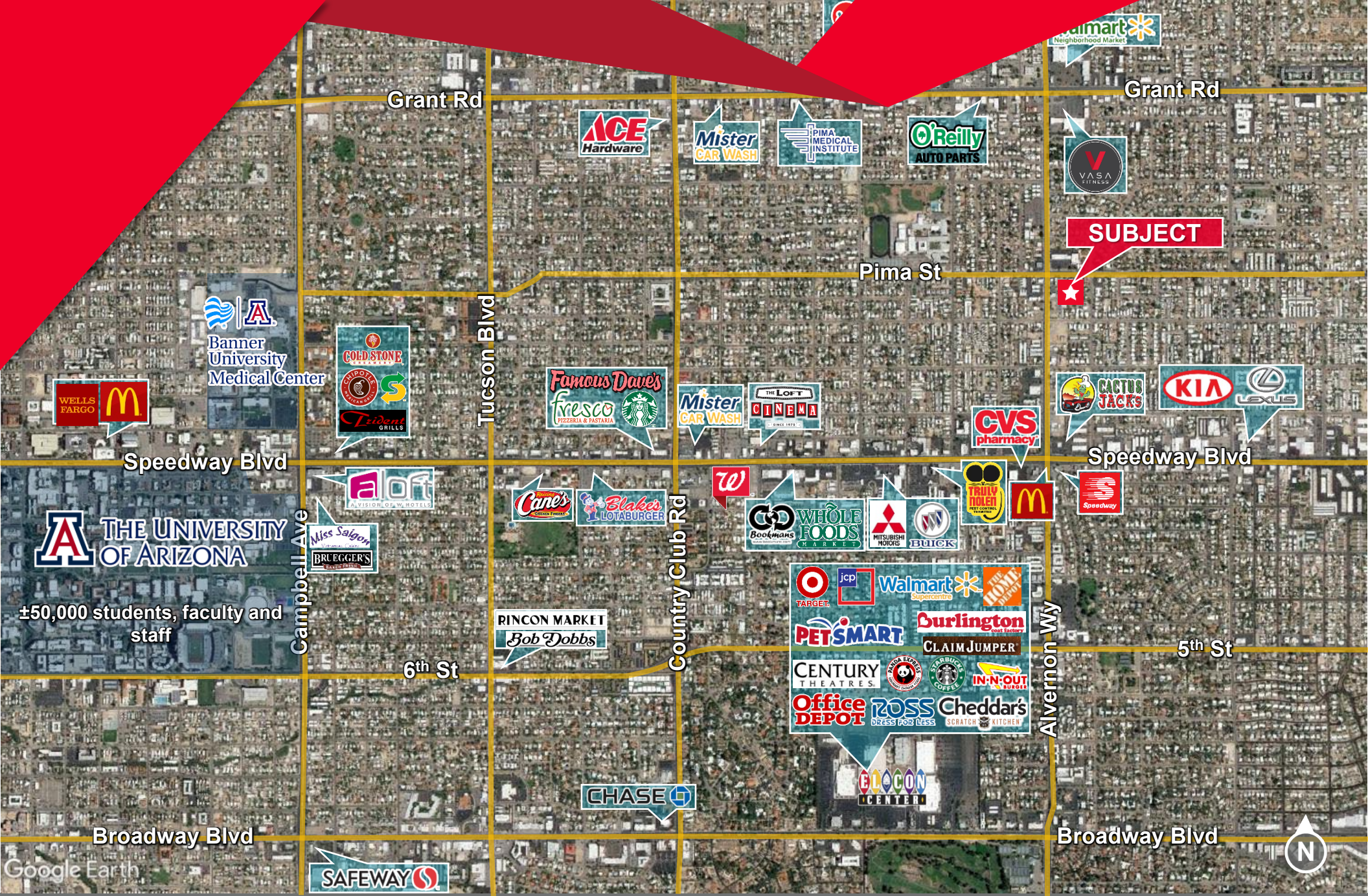
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## SITE PLAN







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