



**HIGH PROFILE
REDEVELOPMENT SITE**

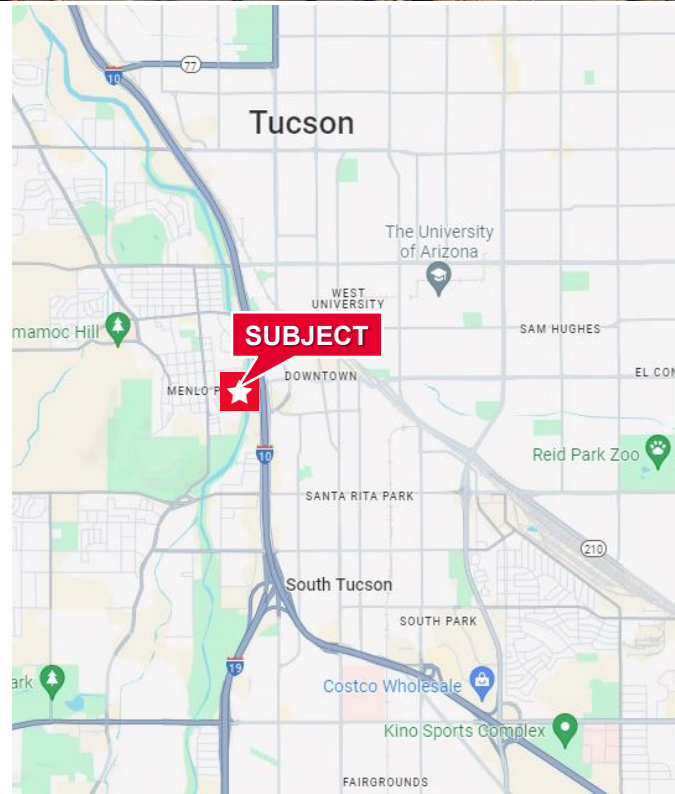
**0.51 Acre Lot (22,220 SF)
Sale Price: \$995,000**

Property Highlights

- 1 block from I-10
- Within 1 mile radius of MSA Annex (Mercado San Agustin), Caterpillar, Downtown Tucson, Bonita Park and the Tucson Bike Loop
- 2 miles to University of Arizona
- Close to Caterpillar and Mercado shops
- Located in an opportunity zone

Property Details

Assessor Parcel No.	116-19-131A
Zoning	C-3, City of Tucson
Year Built	1931, 1939
Existing Buildings	2,560 SF
Traffic Counts	W Congress St. & Linda Vista Ave. 13,050 (2022)



Andrew Keim
Industrial Properties
+1 520 546 2763
akeim@picor.com

Kameron Norwood
Investment Sales & Leasing
+1 520 360 8510
knorwood@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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.

2/21/2024



TUCSON

At a Glance



1.072M
TUCSON MSA
POPULATION



437,780
TOTAL HOUSEHOLDS



30%
COLLEGE
EDUCATION



1.3%
POPULATION
GROWTH RATE



\$59,215
MEDIAN HOUSEHOLD
INCOME



3.2%
UNEMPLOYMENT
RATE

Source: arizona.edu, BLS, ACS 02/19/24

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,699
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,769
4. STATE OF ARIZONA – 8,580

www.arizona.edu, suncorridorinc.com

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECHNOLOGY
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

Cushman & Wakefield | PICOR



46,932

UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2024

- #3 MANAGEMENT INFORMATION SYSTEMS
- #10 SPACE SCIENCE
- #17 MEDICINE
- #18 EDUCATION
- #48 TOP PUBLIC SCHOOL
- #54 UNDERGRAD ENGINEERING PROGRAMS
- #67 COLLEGES FOR VETERANS
- #47 BEST BUSINESS SCHOOLS
- #99 BEST GLOBAL UNIVERSITY

UNIVERSITY OF ARIZONA TOP PROGRAMS
U.S. News & World Report