



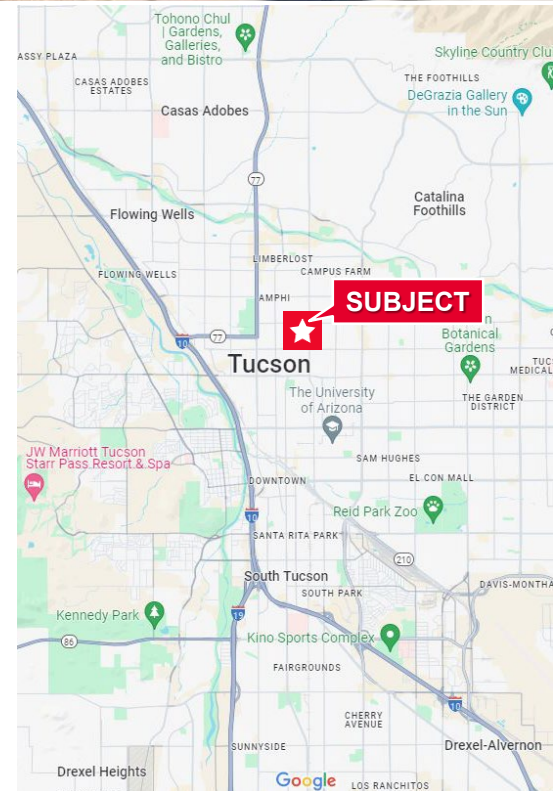
7,816 SF Ghost Kitchen/Commissary
Sale Price: Contact Listing Agent for Pricing

Property Highlights

- 3 make up air units (MAUs) providing make up supply air to 18 hoods in kitchens
- 2 dedicated outside air units (DOAS) providing supply air to the common areas
- 18 kitchens
- Dedicated WIC storage
- 16 kitchens with 9' exhaust hoods
- 2 kitchens with 12' exhaust hoods
- Central grease trap
- Security cameras cover entry and exit points, corridors, and shared storage areas

Property Details

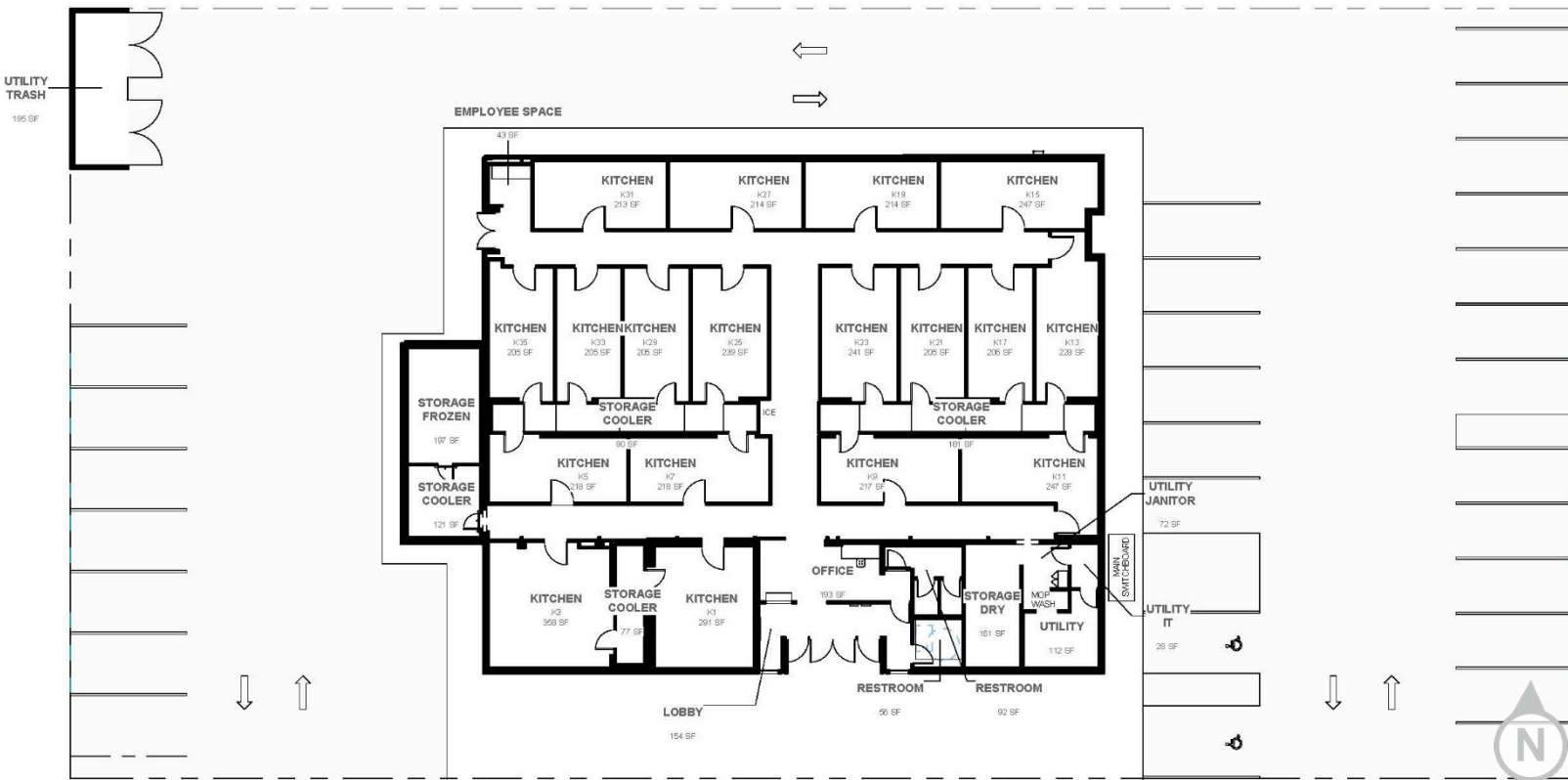
| | |
|-------------|--------------------------------|
| Possession | Immediate |
| Parcel Size | 1.01 AC |
| Zoning | C-2, City of Tucson |
| Power | 3-phase, 800 amps |
| Year Built | 1971 (highly improved in 2021) |
| Parking | 100 spaces |



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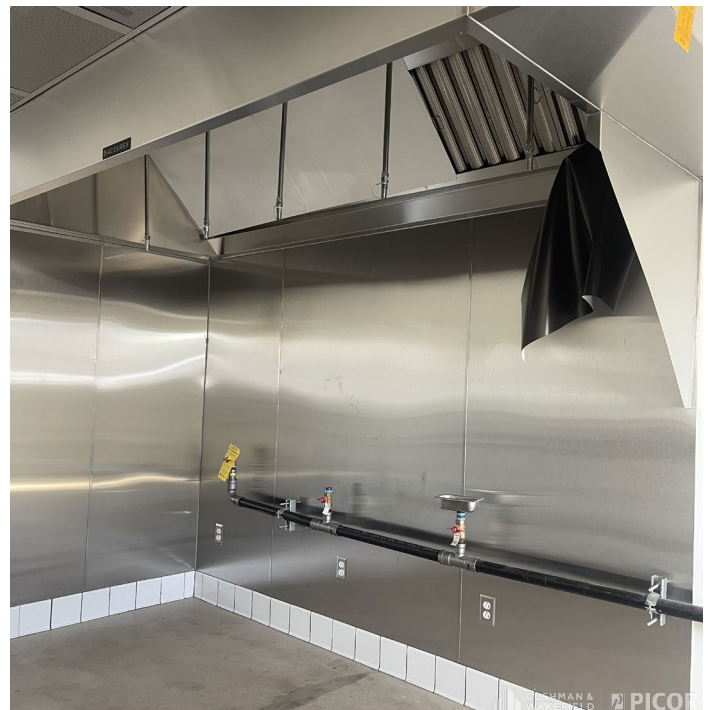
Site Plan



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Property Photos

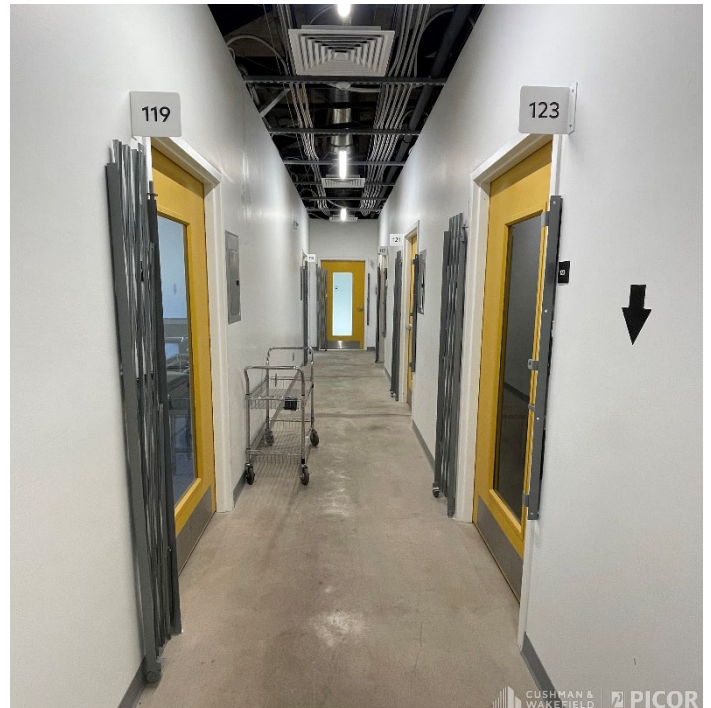


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3/1/2024

Property Photos





CUSHMAN & WAKEFIELD | PICOR
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



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