

**FOR SALE**

**7 East University Blvd, Tucson AZ  
Commercial Building & Vacant Lot**

**RETAIL / RESTAURANT / RESIDENTIAL / RELIGIOUS / OFFICE**



**Richard M. Kleiner, MBA**  
Principal, Office Properties  
+1 520 546 2745  
[rkleiner@picor.com](mailto:rkleiner@picor.com)

**Alexis Corona**  
Associate, Office Properties  
+1 520 546 2729  
[acorona@picor.com](mailto:acorona@picor.com)

**PICOR Commercial Real Estate Services**  
5151 E. Broadway Blvd, Suite 115  
Tucson, Arizona 85711  
phone: +1 520 748 7100  
[picor.com](http://picor.com)

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### 7 EAST UNIVERSITY BLVD. SUMMARY

<b>FOR SALE</b>	<b>\$1,300,000</b>
<b>STORIES</b>	(2) Main, sub main and basement
<b>BUILDING SIZE</b>	Main Level 1 & 2: 6,403 SF Main level 3: 1,453 SF Basement: 4,220 SF <b>TOTAL: 12,076 SF</b>
<b>YEAR BUILT</b>	1926
<b>PARKING</b>	23 parking spaces
<b>SIGNAGE</b>	On building
<b>PARCELS</b>	117-03-1050, -1060, -1070, -1080 <b>TOTAL: 24,024 SF</b>
<b>ZONING</b>	C-3, located in West University Historic District
<b>POTENTIAL USES</b>	Retail / Restaurant / Residential / Religious / Office. Future use by Funeral Services disallowed.

### VACANT PARCEL – SWC, UNIVERSITY & N. 7TH AVE

<b>FOR SALE</b>	<b>\$350,000</b>
<b>PARCEL</b>	12,197 SF Parcel No:117-03-1050
<b>ZONING</b>	HR-3, located in West University Historic District
<b>POTENTIAL USES</b>	Parking / Residential. Future use by Funeral Services disallowed.

### LOCAL DEMOGRAPHICS

	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
<b>POPULATION (2024)</b>	16,977	113,036	269,584
<b>DAYTIME EMPLOYEES</b>	25,607	74,899	143,736
<b>AVG HOUSEHOLD INCOME</b>	\$50,462	\$68,426	\$75,692



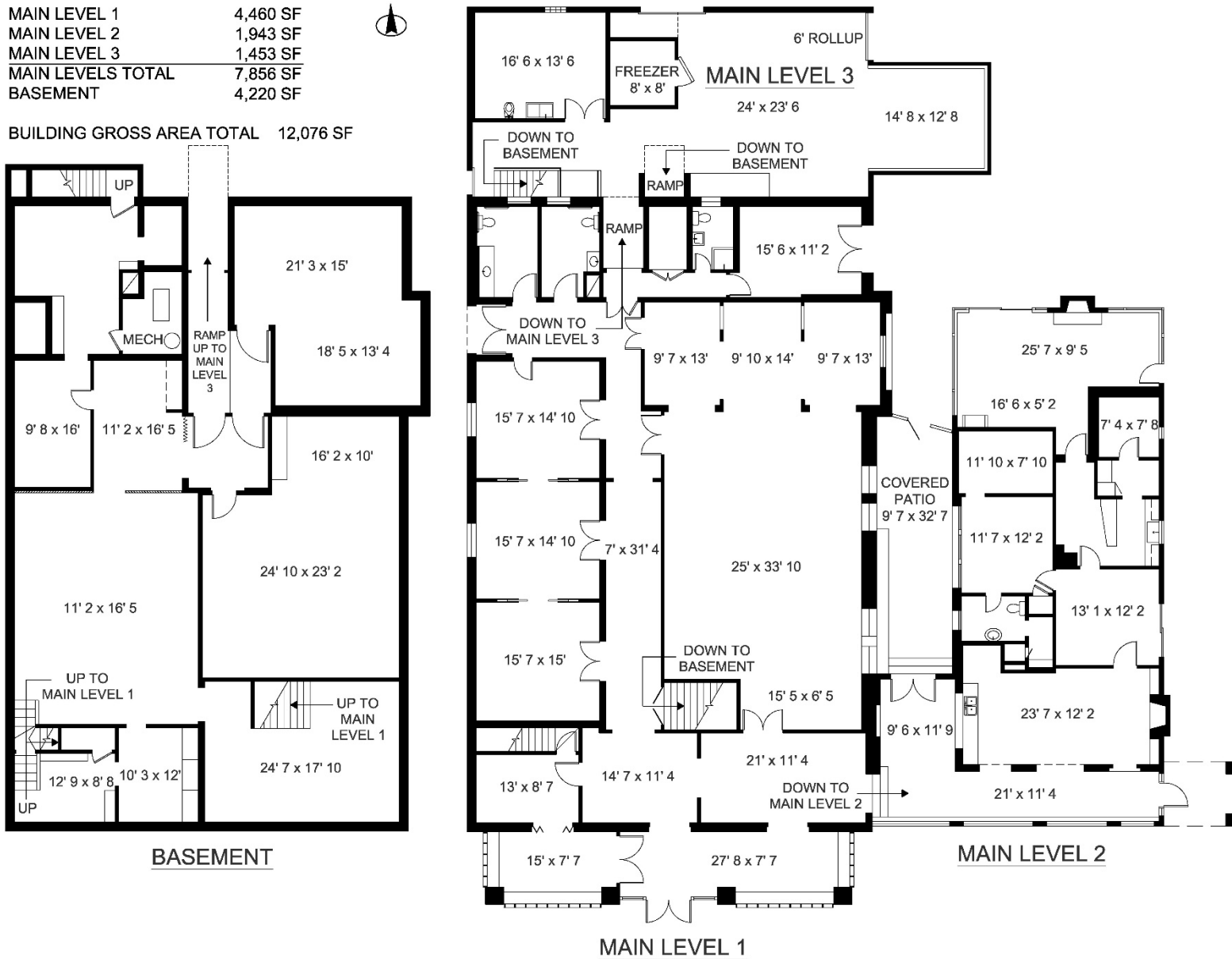
- Splendid historic building, ready to adapt for 21st century uses
- \*Strong traffic counts including ±20,483 ADV on both N Stone and E University Blvd
- \*Highly accessible neighborhood: Walk score: “Walker’s Paradise” 91 and Transit score: 65
- Only 1.8 miles from the University of Arizona, 0.5 miles from Pima Community College Downtown Campus, and 0.6 miles from I-10
- Local neighborhood amenities include:
  - Healthcare: HealthOn University, Banner – University Medical Center, First CareRx
  - Grocery: Fry’s, Walmart
  - Shopping/entertainment: Main Gate Square, Tucson Museum of Art
  - Food & drink: Starbucks, BOCA, El Charro Café, Historic 4<sup>th</sup> Ave
  - Banking: Bank of America, Vantage West Credit Union, Wells Fargo

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MAIN LEVEL 1	4,460 SF
MAIN LEVEL 2	1,943 SF
MAIN LEVEL 3	1,453 SF
MAIN LEVELS TOTAL	7,856 SF
BASEMENT	4,220 SF

BUILDING GROSS AREA TOTAL 12,076 SF



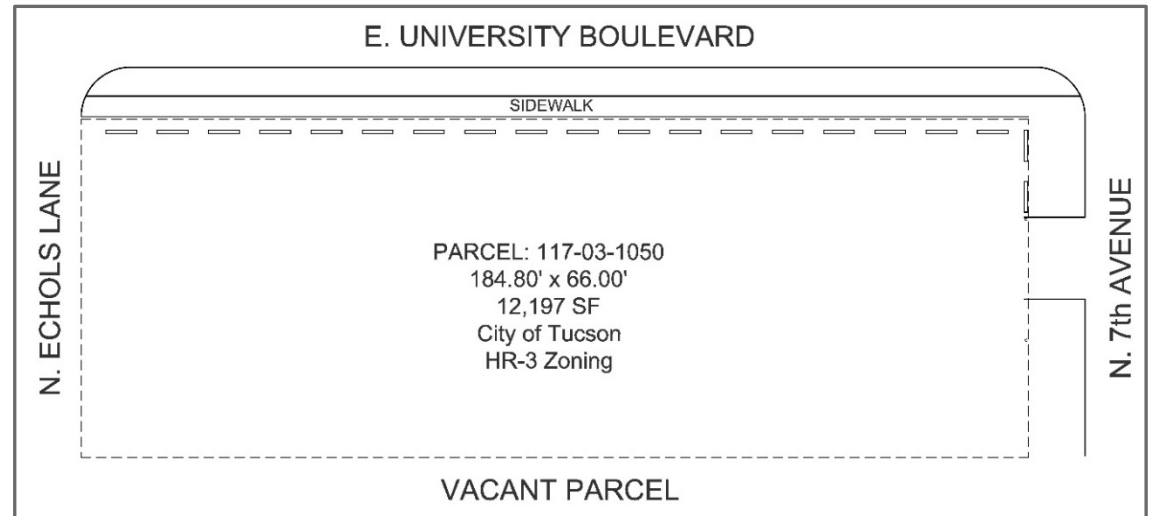
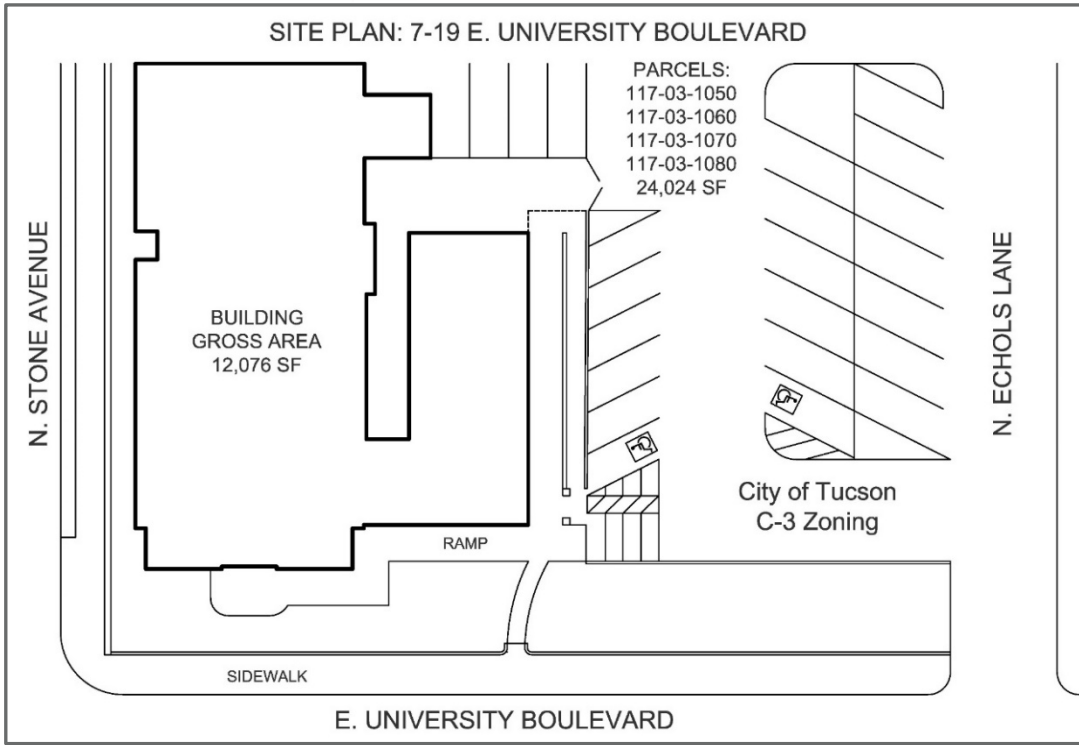
### FLOOR PLAN



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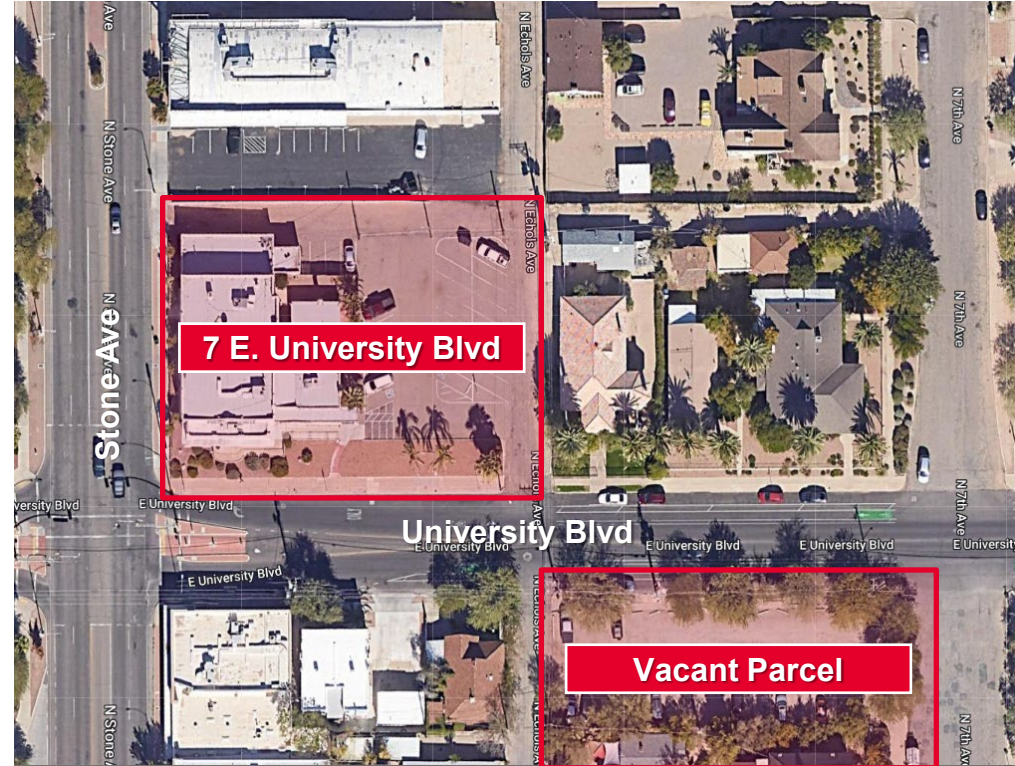
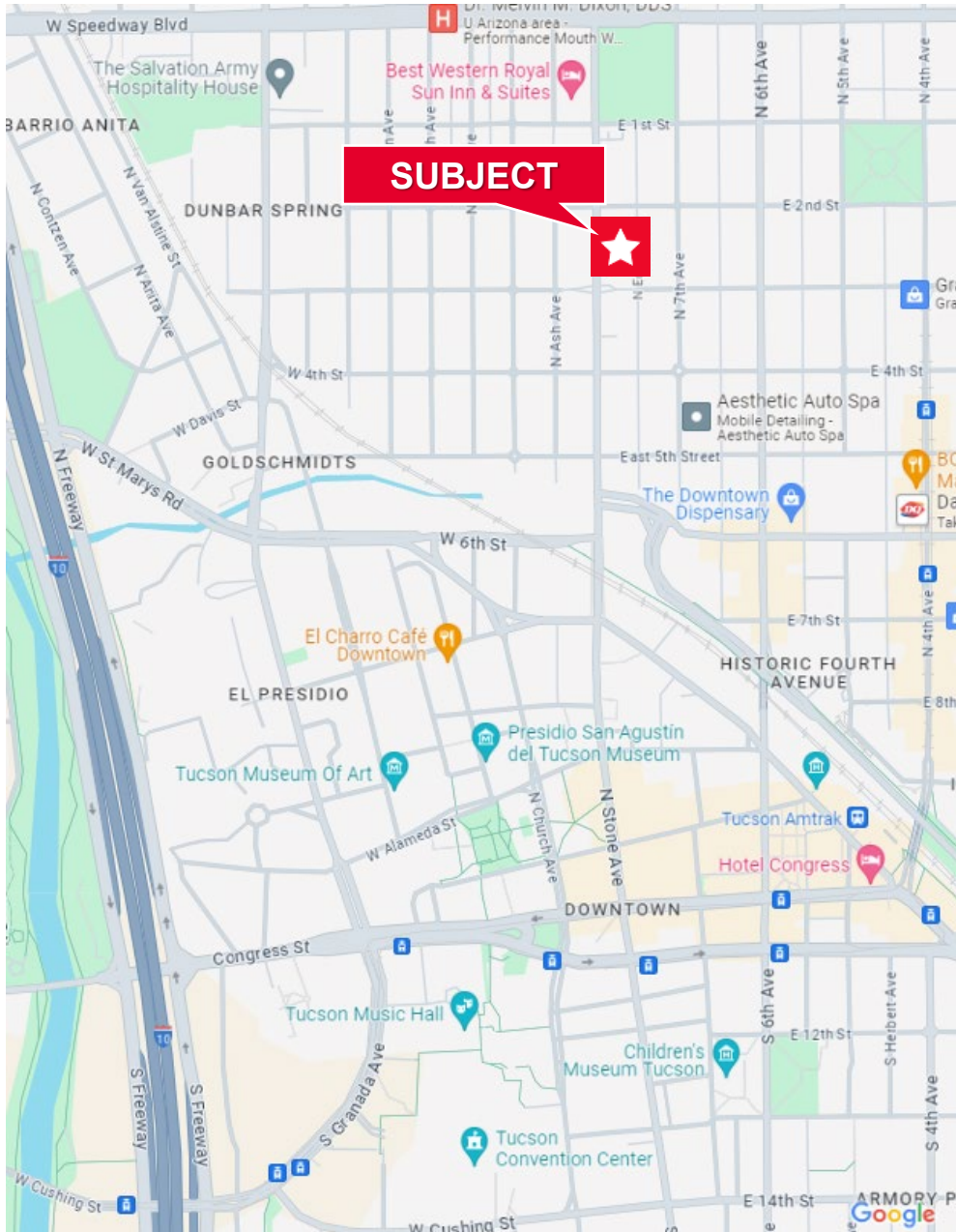
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### SITE PLANS



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### PROPERTY AERIAL



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### PROPERTY PHOTOS



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### DOWNTOWN TUCSON SUBMARKET

Experience the rich culture, dynamic growth, and vibrant energy of downtown Tucson. This bustling urban center hosts an impressive array of yearly events, drawing in more than one million visitors annually.

Congress Street, revitalized through the Rio Nuevo project's \$4.4 million investment, proudly stands as one of the most successful urban environments in the United States. Congress Street's nightlife scene has flourished, becoming a thriving social hub for people of all ages. Accessible via the 3.9-mile Sun Link Streetcar route, which offers public transportation throughout the Congress Street, downtown Tucson is seamlessly connected to four other unique districts: Mercado San Agustin, Historic 4th Avenue, Main Gate Square, and the University of Arizona. The Sun Link transportation system plays a crucial role, attracting 2,148 individuals daily.

One of downtown Tucson iconic landmarks is the Rialto Theater, which showcases an astounding 150 shows each year. Following its restoration as part of the Rio Nuevo project, the theater now exudes the same vibrance that has permeated throughout downtown Tucson. The Arizona Theatre Company provides invaluable support to the community, generating \$1.6 million in ticket sales alone. With approximately 45,000 attendees, the city continues to captivate theatre enthusiasts. In addition, Tucson is home to the world-renowned Gem & Mineral Show, the largest and oldest event of its kind worldwide. This spectacular exhibition injects a remarkable \$13 million into Tucson's economy and draws in 65,000 visitors per year, half of which are tourists.

Tucson has earned the prestigious title of "City of Gastronomy" bestowed by UNESCO, in recognition of its thriving and innovative culinary scene. In 2022, restaurant and bar sales soared to an impressive \$20.8 billion, while the entertainment industry generated \$1.99 billion in revenue. Embrace the culture vibrant energy of downtown Tucson, a vital hub offering exciting nightlife, world-renowned cuisine, annual events and captivating theater shows that draw people from around the globe.

LINKS: [Historic 4<sup>th</sup> Avenue](#) [Main Gate Square](#) [City of Gastronomy](#)



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## NEIGHBORHOOD



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### AREA RETAIL MAP

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