

FREESTANDING VETERINARIAN OPPORTUNITY

2661 N. 1st Ave. | Tucson, AZ

CUSHMAN &
WAKEFIELD

PICOR

FOR SALE
Seller Financing Available



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PROPERTY DETAILS

Building Size	5,060 SF
Sale Price	Contact Agent
Parcel Size	16,068 SF
Year Built	1965 (Remodeled in 2019)
Zoning	C-3, City of Tucson
Address	2661 N. 1 st Avenue Tucson, AZ 85719
Parcel No	107-13-2690

HIGHLIGHTS

- Fully built out veterinary clinic with 5 exam rooms and outdoor kennel area
- Sinks in all 5 exam rooms
- Outdoor kennels included
- Signage available on 1st Ave building façade
- All FF&E to be conveyed at sale of property, including X-Ray machine
- Seller financing available

TRAFFIC COUNTS

1st Ave.	28,448 VPD (2023)
Grant Rd.	43,551 VPD (2023)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	20,882	\$61,303	5,506
3 Miles	134,523	\$67,974	141,692
5 Miles	259,287	\$82,613	158,425

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4/4/2024

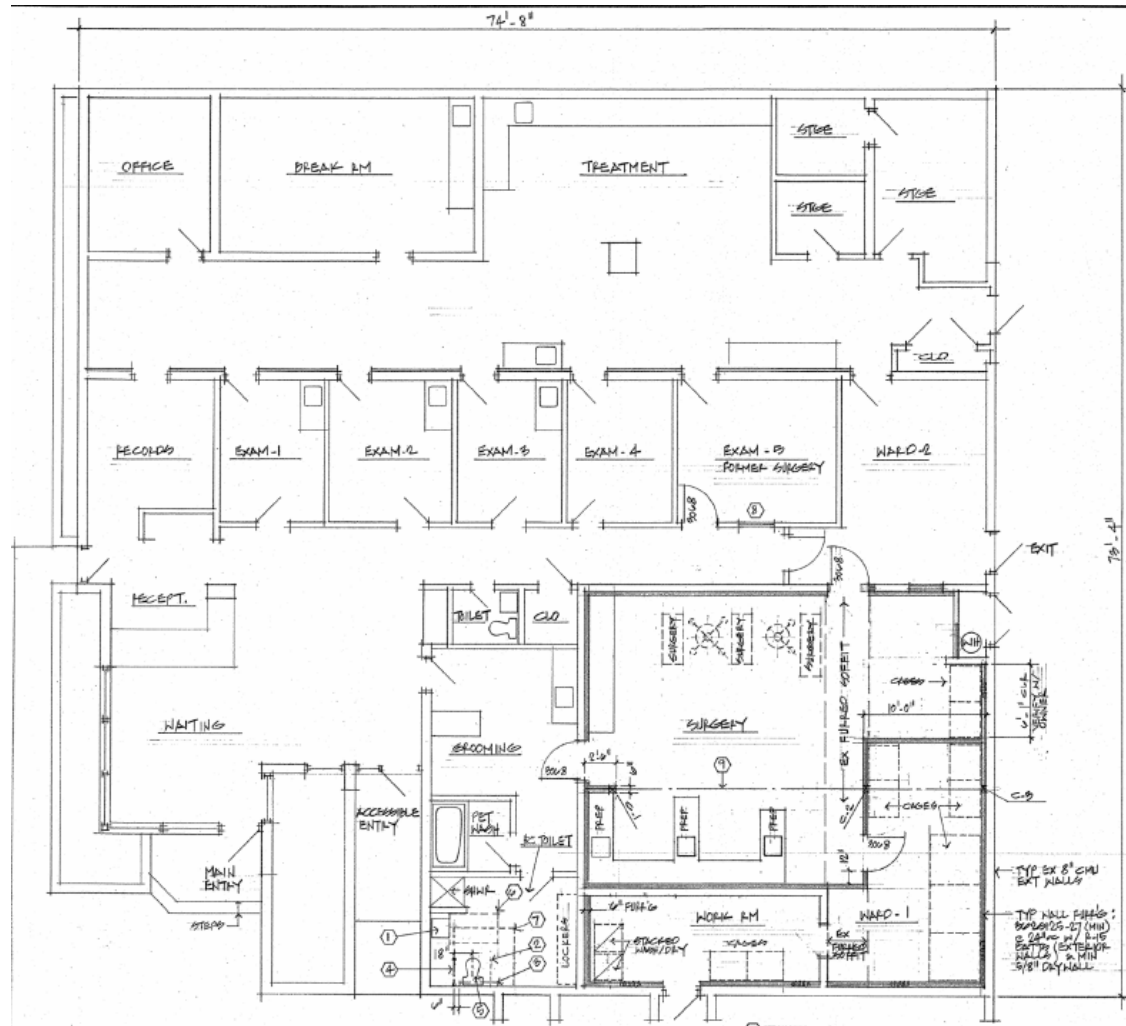
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Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712

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FLOOR PLAN



[CLICK TO VIEW VIRTUAL TOUR](#)

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SUBJECT

ELRIO
COMMUNITY HEALTH CENTER

CARONDELET
ST. MARY'S
HOSPITAL

SAFeway
DOLLAR TREE
FOOD CITY
FAMILY DOLLAR

fru's
five BEL'W
Advance Auto Parts

DUNKIN' DONUTS
CHASE

aloft
A VISION OF W HOTELS

Walmart
Target
PETSMART
CENTURY THEATRES
Office DEPOT
ROSS
Cheddar's
IN-N-OUT
WHOLE FOODS MARKET
BOOKMANS

CHASE
GADABOUT
UNION
REFORMA
HOMWOOD SUITES

Campbell Plaza
ROSS
ACE Hardware
FIVE GUYS
GameStop

SAFeway
DOLLAR TREE
Banner Urgent Care
Wendy's

GOODYEAR
jiffy lube

WELLS FARGO
Starbucks

Sparkle Cleaners
DUNKIN' DONUTS

Banner University Medical Center
CHIPOTLE
COLDSTONE
Buffalo Wild Wings

THE UNIVERSITY OF ARIZONA
TACO BELL
Wendy's

Campbell Ave

Oracle Rd (SR 77)

Stone Ave

Best Western

Downtown Tucson

