

**Owner/User Offering with
Income in Place**



CUSHMAN & WAKEFIELD | PICOR

FOR SALE | 12,407± SF OFFICE BUILDING

2802, 2806, & 2810 N Alvernon Way

Tucson, Arizona 85712

 **CUSHMAN &
WAKEFIELD**

 **PICOR**

Ryan McGregor | +1 520 546 2748 | rmcgregor@picor.com

PROPERTY OVERVIEW

2802, 2806, & 2810 N Alvernon Way
Tucson, Arizona 85712

ADDRESS:	2802, 2806, & 2810 N Alvernon Way Tucson, Arizona 85712
BUILDING SIZE:	12,407± SF
YEAR BUILT:	1987
PARCEL SIZE:	1.215 Acres
TAX PARCEL NO.	110-06-134E, 110-06-133A, 110-06-1300, 110-06-1310
CONSTRUCTION:	Masonry
ROOF	Flat, Built-up
ZONING:	O-3, City of Tucson

PROPERTY HIGHLIGHTS

- Owner/User offering with income in place
- Freestanding multi-tenant office building along Alvernon Way
- Parking ratio: 5/1,000
- Investment opportunity with multiple tenants on various terms*
- Well maintained
- Covered parking
- Three buildings tied together with a covered walkway

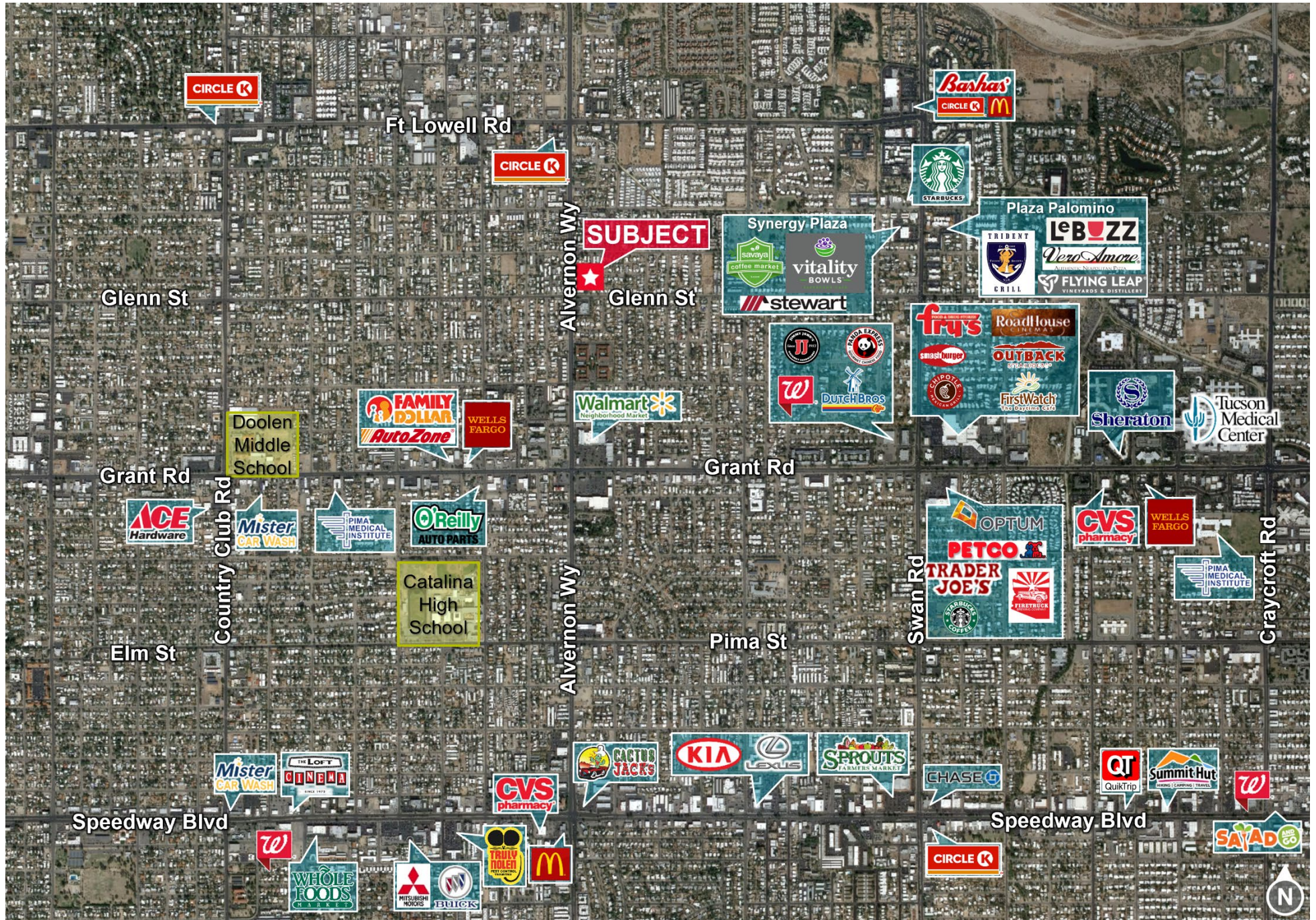
OFFERING SUMMARY

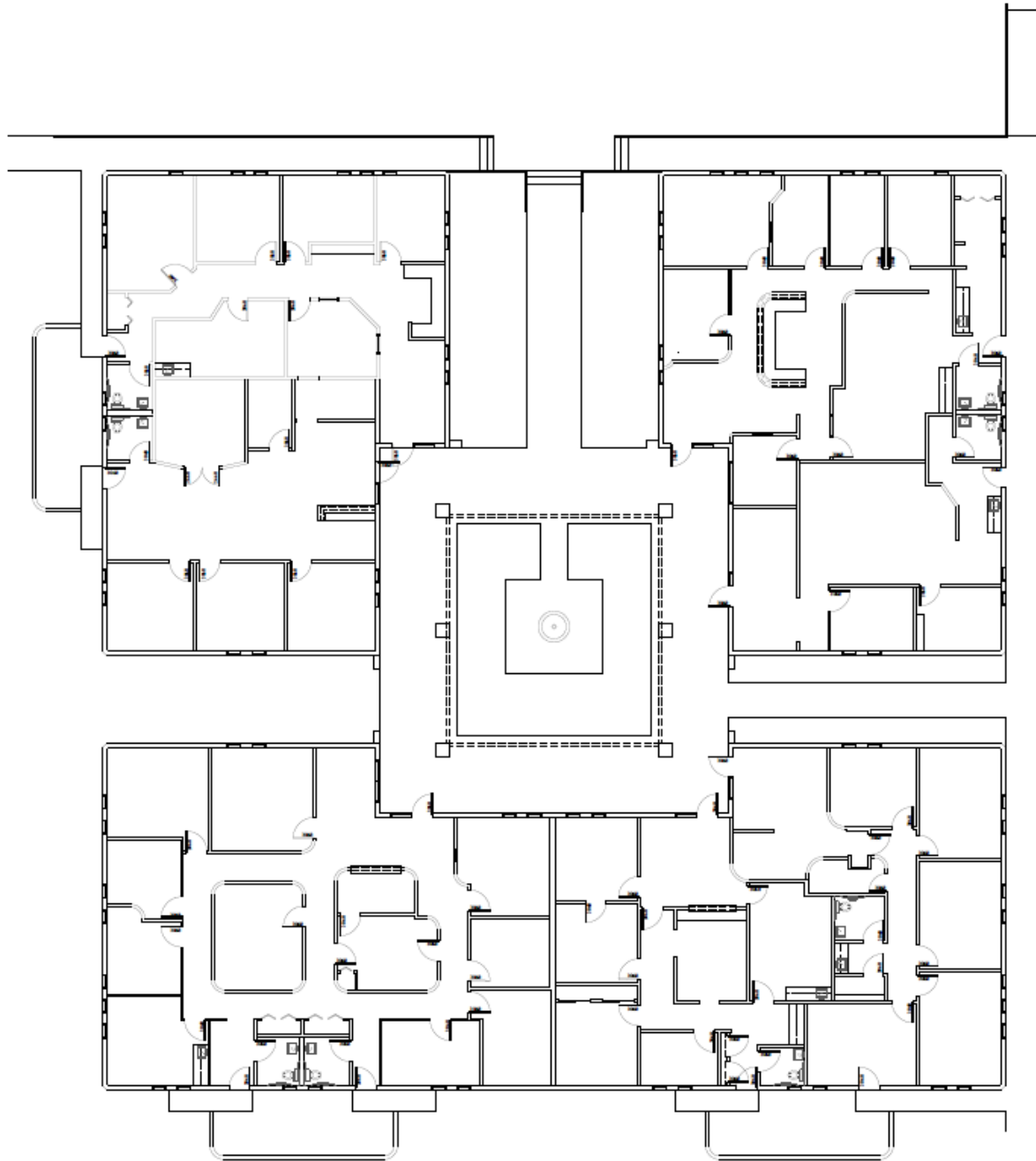
PRICE	\$1,999,000.00
BUILDING RSF	12,407± SF
PRICE PER RSF	\$161.11/SF



TRADE MAP

2802, 2806, & 2810 N Alvernon Way
Tucson, Arizona 85712





SITE AERIAL

2802, 2806, & 2810 N Alvernon Way
Tucson, Arizona 85712



** The information herein is provided by ownership for illustrative purposes only; C&W | PICOR makes no warranty, representation or guaranty, express or implied, in regards to accuracy, correctness or reliability of the information in the above illustration, nor is the information herein provided as advice or legal counsel.



CUSHMAN & WAKEFIELD | PICOR



CUSHMAN & WAKEFIELD | PICOR



CUSHMAN & WAKEFIELD | PICOR



CUSHMAN & WAKEFIELD | PICOR



People

102,493
Population

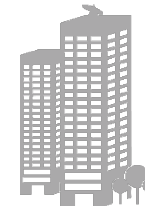
Median Household Income	\$63,814
Average Household Size	1.92
Median Age	37.2



Education

23.5%
Bachelor Degree

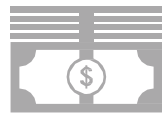
22.3%	Some College
20.7%	Graduate Degree
17.2%	High School Graduate



Business

6,826
Businesses

Total Employees	56,701
White Collar	66.1%
Blue Collar	33.9%
Professional	30.9%
Sales, Office	20.4%



Income

\$89,010
Average Household

Per Capita Income	\$44,848
Estimated Average Household Net Worth	\$721,695



Housing Stats

\$286,446
Median Home Value

Total Household Expenditure	\$3.3 B
Renter-Occupied Median Rent	\$813



People

261,486
Population

Median Household Income	\$65,990
Average Household Size	2.8
Median Age	35.4



Education

22.6%
Some College

22.1%	Bachelor Degree
20.1%	Graduate Degree
18.1%	High School Graduate



Business

17,143
Businesses

Total Employees	152,636
White Collar	64.5%
Blue Collar	35.5%
Professional	28.9%
Service	19.8%



Income

\$89,035
Average Household

Per Capita Income	\$41,937
-------------------	----------

Estimated Average Household Net Worth \$742,707



Housing Stats

\$288,439
Median Home Value

Total Household Expenditure	\$7.83 B
-----------------------------	----------

Renter-Occupied Median Rent \$822