

# UNIQUE & VERSATILE FREESTANDING BUILDING

2585 N 1st Avenue | Tucson, AZ

CUSHMAN &  
WAKEFIELD

PICOR

FOR SALE





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## PROPERTY DETAILS

Available	4,590 SF
Sale Price	\$750,000
Zoning	C-3, City of Tucson
Property Taxes	\$9,636.64 (2024)
Condo Association Fee	\$700/Month



## HIGHLIGHTS

- Perfect for fitness concepts, special events, church, medical, or office
- Located along busy 1st Avenue corridor with good connectivity to Foothills, University of Arizona, and I-10
- Open floorplan allows flexibility for different businesses
- Two story with incredible mountain views
- Occupancy limited to 100 people

## 2023 RENOVATIONS

- Two large open fitness (yoga) floor areas
- Five ADA restrooms
- Three showers
- Coffee/juice bar
- Two private offices with mountain views
- Four new HVAC units
- Hard spiral ducting throughout
- Elevated stage for live music
- Wired for premium sound system
- Water softening system



## DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	20,267	\$60,489	5,514
3 Miles	133,253	\$67,086	87,035
5 Miles	260,096	\$82,129	141,045

Aaron LaPrise / Principal / [alaprise@picor.com](mailto:alaprise@picor.com) / +1 520 546 2770

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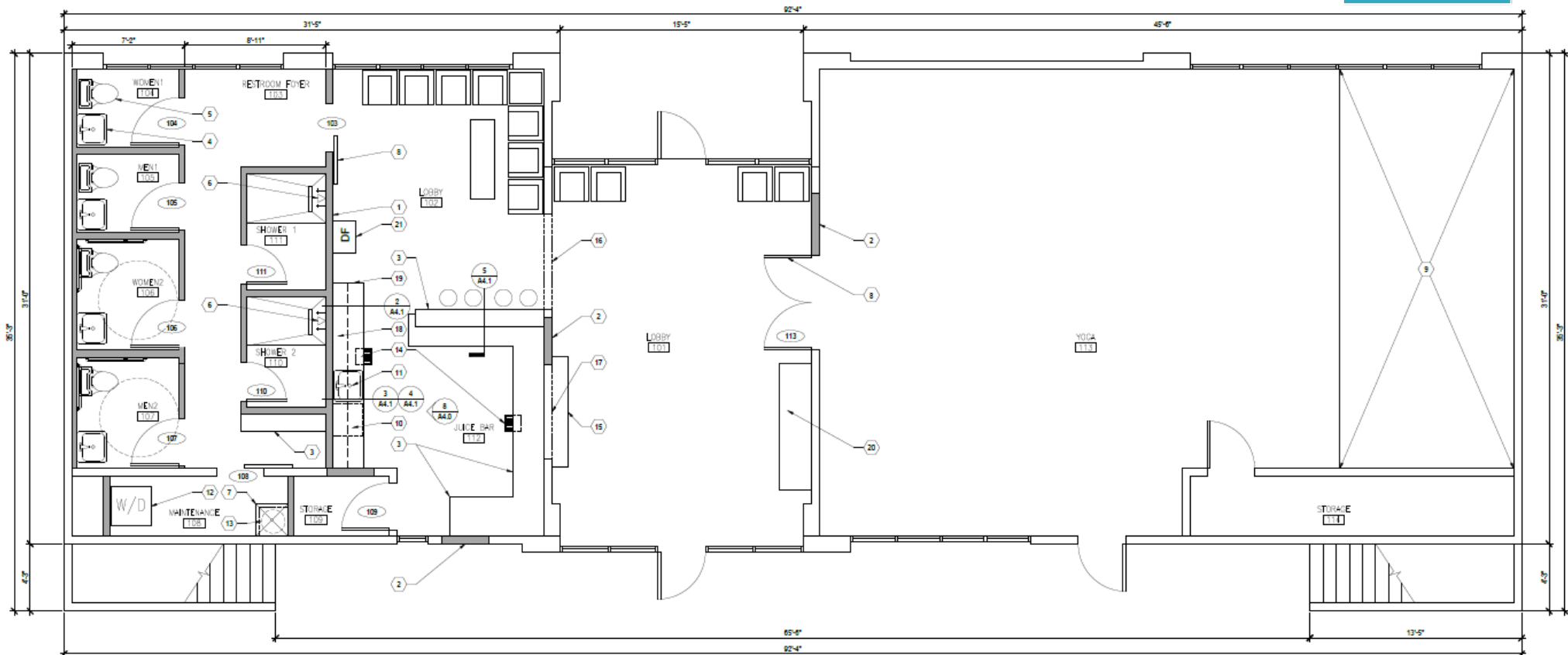
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## FLOOR PLAN – GROUND FLOOR

CLICK TO VIEW  
VIRTUAL TOUR



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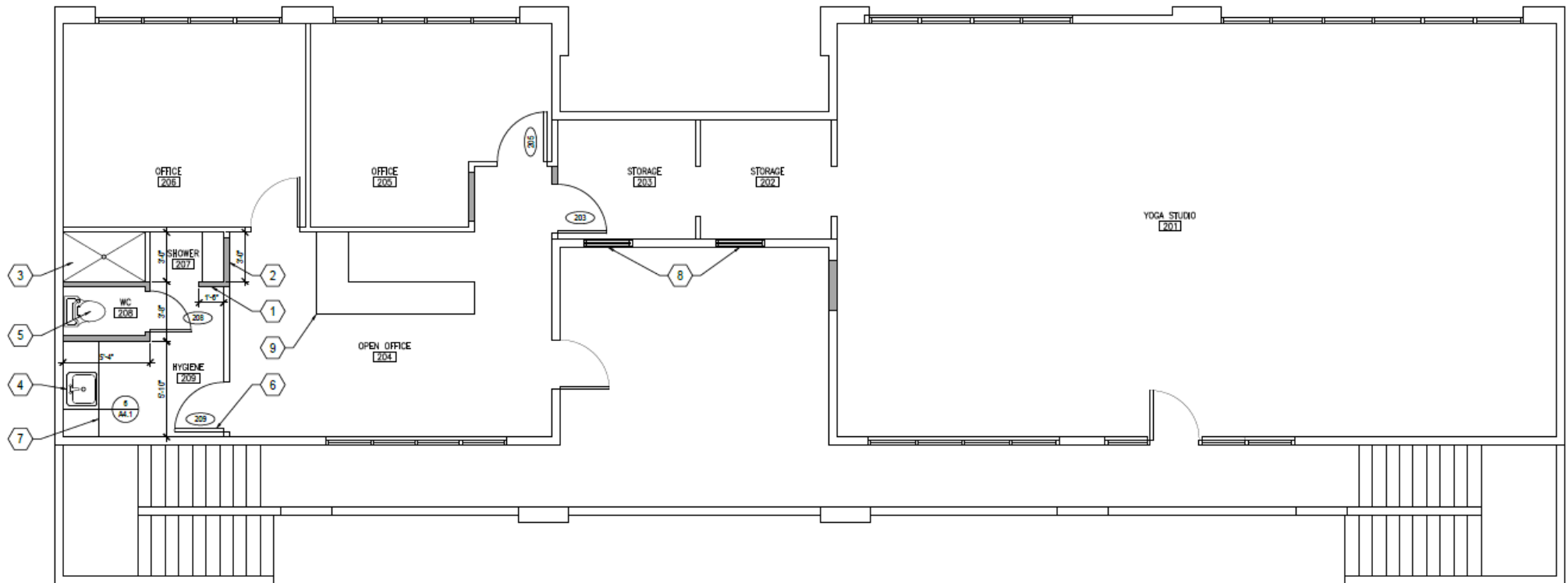
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## FLOOR PLAN – 2<sup>nd</sup> FLOOR

CLICK TO VIEW  
VIRTUAL TOUR



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Ground Floor  
Property  
Photos



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## 2nd Floor Property Photos



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## AERIAL



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