

# RETAIL/OFFICE NEAR UNIVERSITY OF ARIZONA

811 N Euclid Ave | Tucson, AZ 85719

CUSHMAN & WAKEFIELD

PICOR

FOR LEASE



SUBJECT

Euclid Ave 24,137 VPD (2024)

Main Gate Square

CVS pharmacy

Brandy Melville

GENTLE BEN'S  
TUCSON, ARIZONA

University Blvd 4,982 VPD (2024)



BOURBON  
Bent

NO ANCHOVIES

Frog & Fish  
Fishing, Hiking, Biking





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*Statistics – Main Campus*

*Top 50 Public Universities*

*Top 20 in Public Research*

*#1 Nursing Program in AZ*



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University of Arizona  
Enrollment Data](#)



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Student High-Rise  
Development Map](#)



[Click Here:  
Capstone Student  
Housing Project](#)



[Click Here:  
Sun Link  
Transportation Data](#)



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University of Arizona  
Campus Map](#)



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Louise Marshall](#)

## PROPERTY DETAILS

Available	4,786 SF
Lease Rate	Contact Agent
Year Built	1989
Zoning	HC-2, HP

## HIGHLIGHTS

- Landmark identity
- Prime retail or office building located next to University of Arizona campus, and immediately adjacent to [Main Gate Square](#) which features 20 retailers and 30 restaurants, serving as a gateway to the university, historic neighborhoods, and downtown Tucson
- University of Arizona has ±56,544 students on main campus and employ ±16,076 faculty members (2025)
- University of Arizona has gained national recognition and has been ranked in the top 50 public universities, top 20 in public research, and has the #1 nursing school program in AZ
- 6,054 student beds and 415 hotel rooms within 100 feet, 10,926 beds within 3,000 feet of Main Gate Square

## TRAFFIC COUNTS

Speedway Blvd	36,979 VPD (2024)
Euclid Ave	24,137 VPD (2024)

## NUMBER OF STUDENT BEDS BY DISTANCE (EXISTING)

Distance	Beds
Within 1,000 Feet	6,054
Within 2,000 Feet	8,809
Within 3,000 Feet	10,926

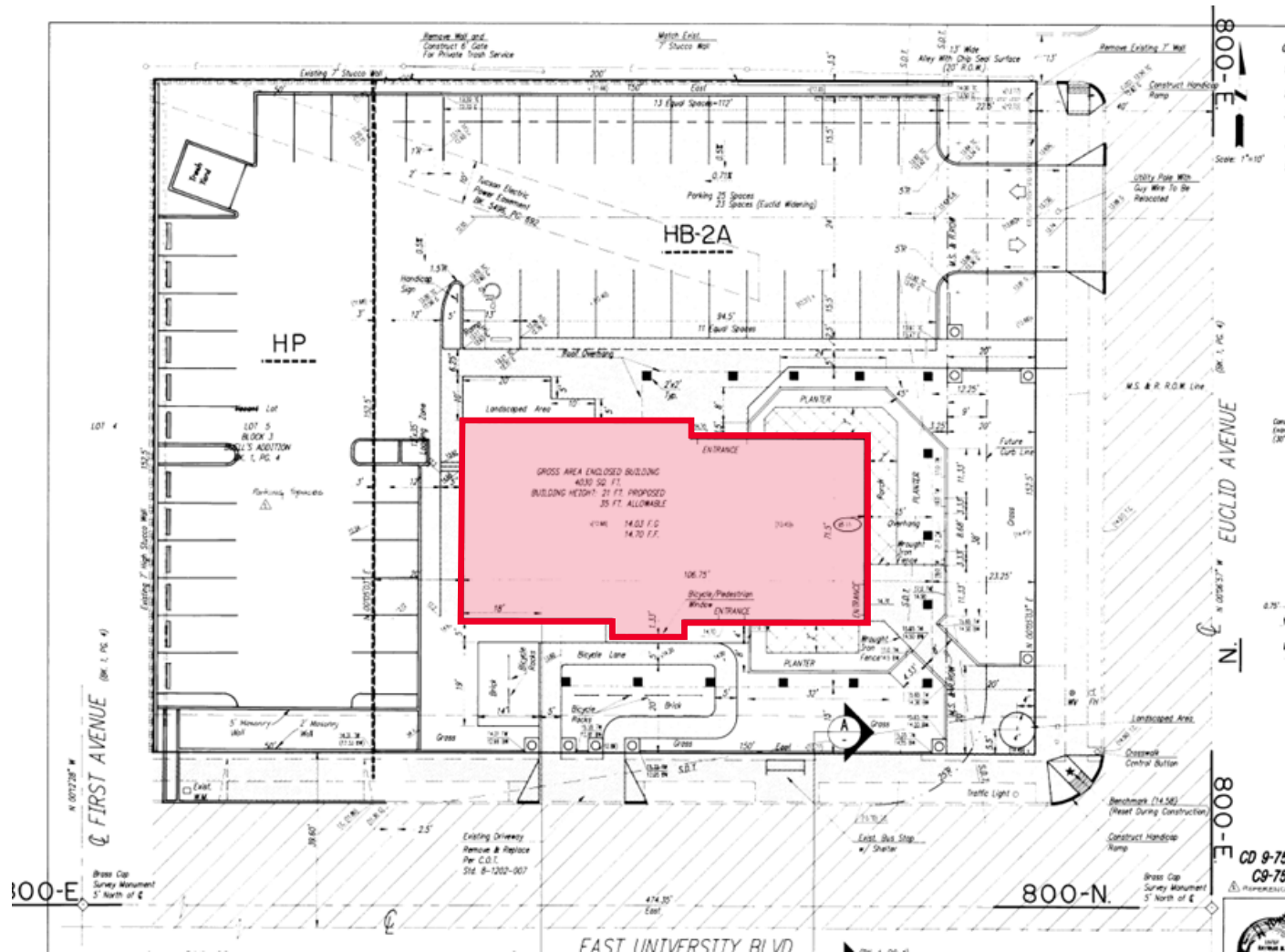
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# SITE PLAN



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