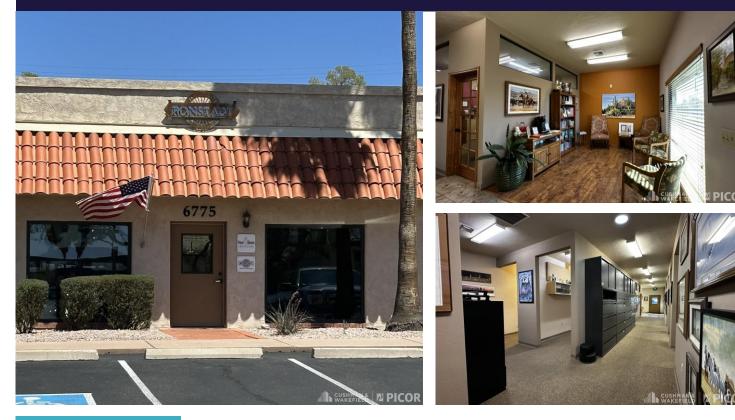
CUSHMAN & PICOR

### 6775 E Camino Principal Tucson, Arizona 85715



FOR SALE OR LEASE

## 1,695 SF LEASE RATE: \$22/SF NNN SALE PRICE: \$372,900

### **Key Features**

- Beautifully maintained office condo
- Layout maximizes use of space while still feeling spacious
- 7 offices, kitchenette area and ADA friendly restroom
- Numerous amenities in the surrounding area
- Located outside Tucson Country Club

#### **Property Details**

Lease Type	NNN
Possession	Negotiable
Parcel Size	1,695 SF
Assessor Parcel No.	133-15-062F

Molly Mary Gilbert Office Properties +1 520 546 2766 mgilbert@picor.com

Bobby Verenna Commercial Properties +1 520 546 2756 bverenna@picor.com

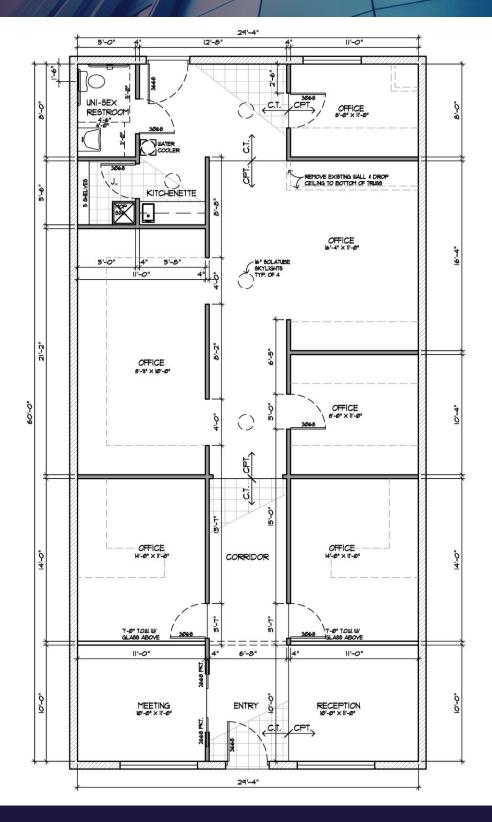
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**Floor Plan** 



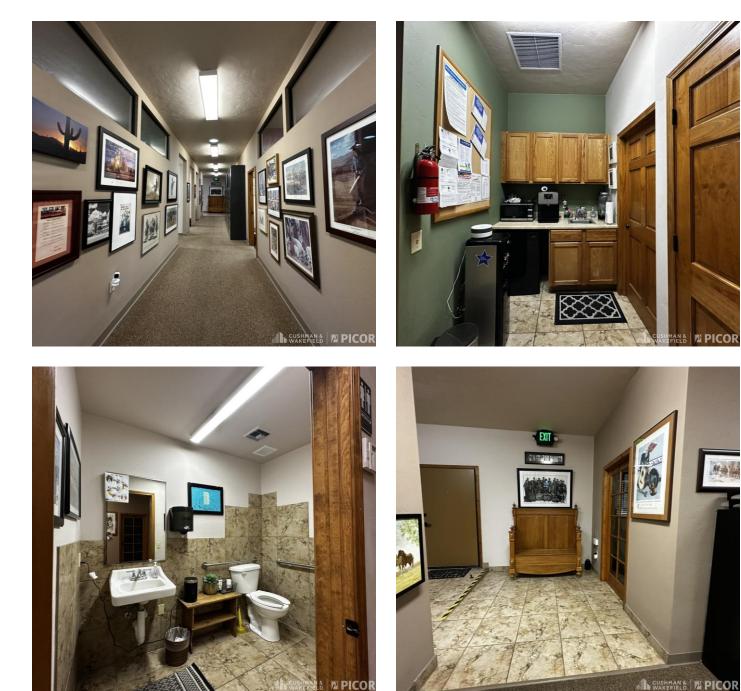
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### **Property Photos**



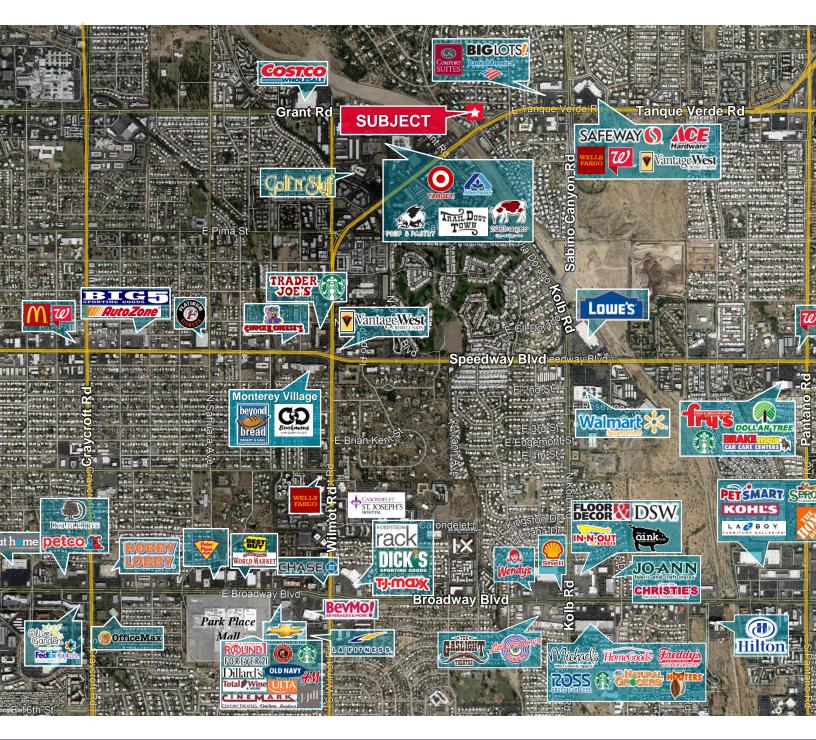
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### **Trade Map**



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## **Tucson Market Overview**









\$64,323 MEDIAN HOUSEHOLD INCOME





- #3 MANAGEMENT INFORMATION SYSTEMS
- #10 SPACE SCIENCE
- #17 MEDICINE
- #18 EDUCATION
- #47 BEST BUSINESS SCHOOLS
- #48 TOP PUBLIC SCHOOL
- #54 UNDERGRAD ENGINEERING PROGRAMS
- #67 COLLEGES FOR VETERANS
- #99 BEST GLOBAL UNIVERSITY

## LARGEST EMPLOYERS

- 1. UNIVERSITY OF ARIZONA- 16,699
- 2. RAYTHEON MISSILE SYSTEMS- 13,000
- 3. DAVIS-MONTHAN AFB- 11,769
- 4. STATE OF ARIZONA 8,580

### RECENT INDUSTRY ARRIVALS & EXPANSIONS

- 1. AMAZON
- 2. CATERPILLAR SURFACE MINING & TECH.
- **3. HEXAGON MINING**
- 4. BECTON DICKINSON
- 5. AMERICAN BATTERY FACTORY

Sources: arizona.edu, suncorridorinc.com, US News & Report, Sites USA Cushman & Wakefield | PICOR 08/01/2024

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