

**MEDICAL, OFFICE &  
 RETAIL REIMAGINED**



**FOR LEASE**

# 4,000-17,500 SF AVAILABLE

## LEASE RATE: \$19.50 NNN\*

\*SUBJECT TO LEASE TERM & IMPROVEMENT ALLOWANCE

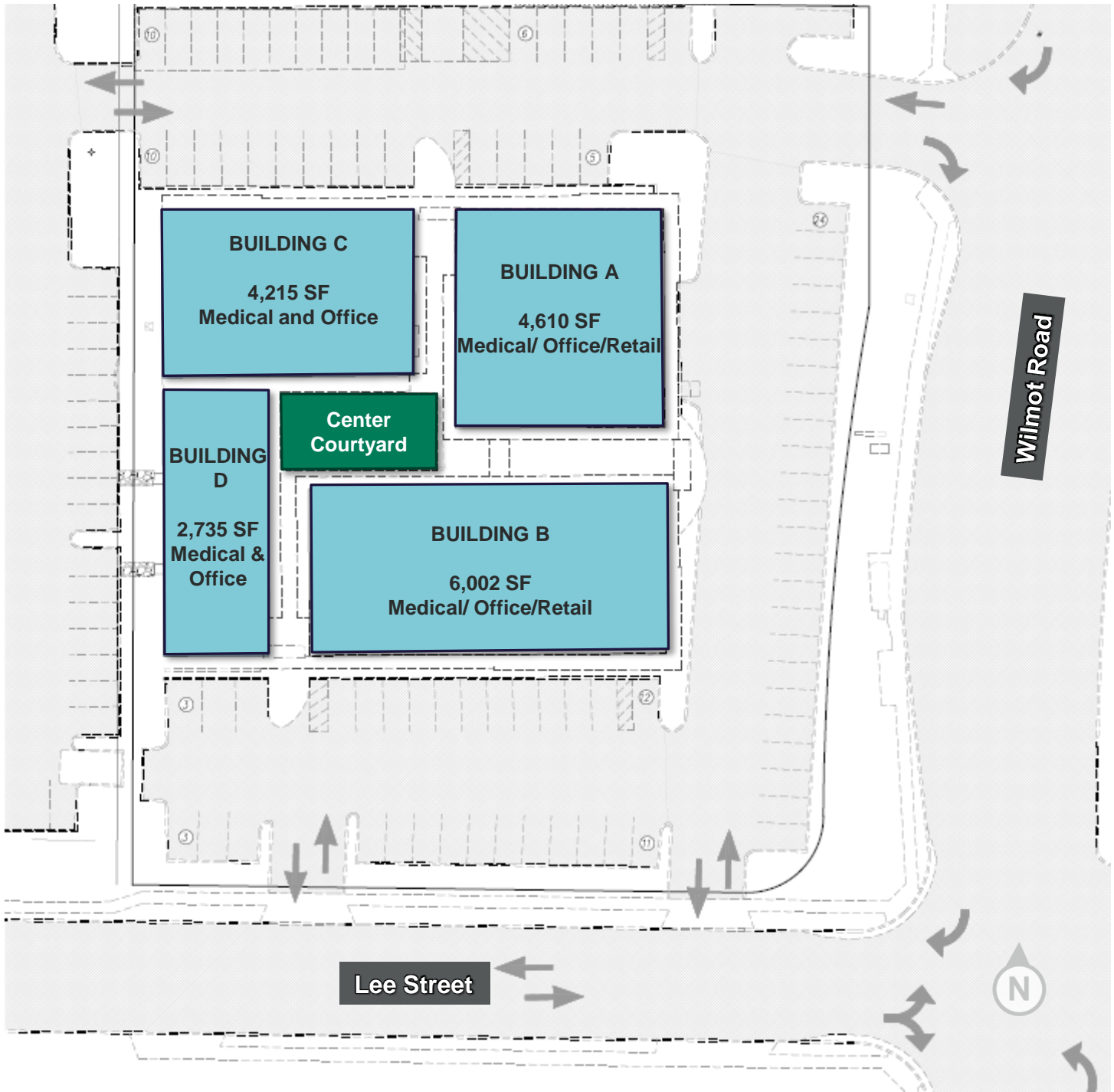
### Key Features

- Medical, office and retail
- Convenient location with easy ingress/egress
- C1 zoning allows for retail use
- Monument signage available
- Attractive center courtyard and at-door parking
- Covered parking available
- **Suites and buildings can be constructed to tenant's specific requirements – please contact agent to discuss**

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	13,049	\$77,739	9,868
3 Miles	108,041	\$86,058	53,629
5 Miles	260,706	\$90,928	92,225

## Site Plan

*Suites and buildings can be constructed to tenant's specific requirements – please contact agent to discuss*



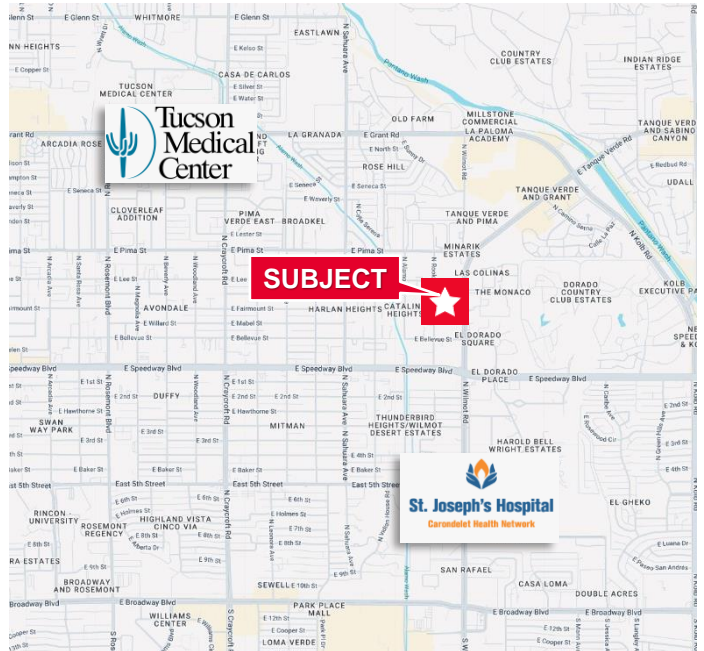
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## Property Photos



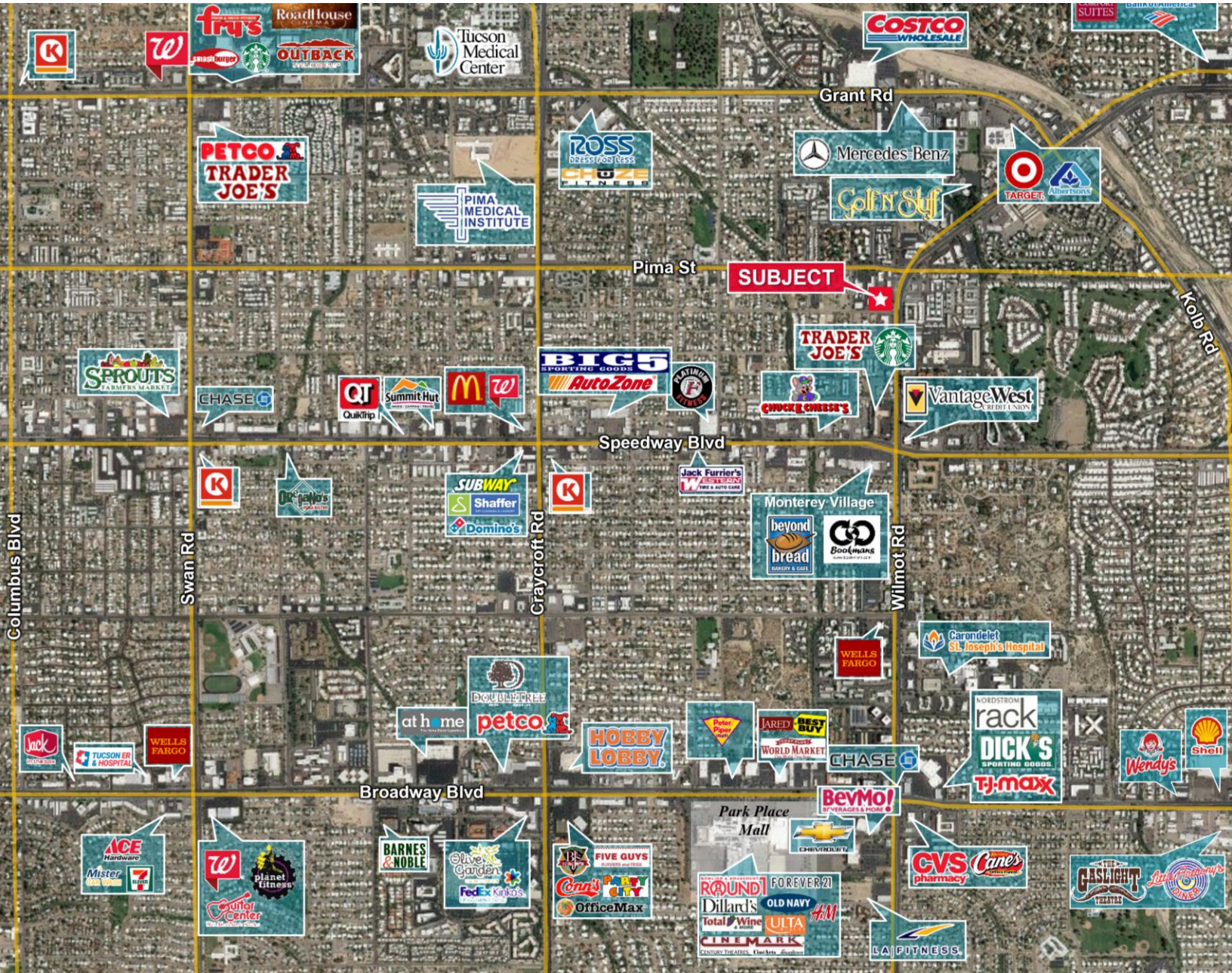
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## Trade Map



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## Tucson Market Overview



**1.08M**  
TUCSON MSA  
POPULATION



**484,397**  
TOTAL  
HOUSEHOLDS



**35%**  
COLLEGE  
EDUCATION



**0.75%**  
POPULATION  
GROWTH RATE



**\$64,323**  
MEDIAN HOUSEHOLD  
INCOME



**3.2%**  
UNEMPLOYMENT  
RATE



**53,187**  
UNIVERSITY OF ARIZONA  
TOTAL ENROLLMENT, 2023

### 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

- #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

### 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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