

7,152 SF
Sale Price: \$1,788,000 (\$250/SF)
Lease Rate: \$19.50 NNN



For more information,
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7,152 SF PROFESSIONAL OFFICE OR MEDICAL BUILDING

4582 N 1st Ave
Tucson, AZ 85718

PROPERTY HIGHLIGHTS

7,152 SF

Sale Price: \$1,788,000 (\$250/SF)

Lease Rate: \$19.50 NNN

HIGHLIGHTS

- Exceptional opportunity for Owner-User or Investor
- Building available for occupancy Q1 of 2026
- Can be demised into 3 separate suites
 - Suite 190: 1,490 SF
 - Suite 170-2 & 170-1: 3,193 SF
 - Suite 150 & 140: 2,469 SF
- Great location near Tucson Foothills and located next to “The Loop”
- Abundant at-door parking and ease of access
- Tax Parcels: 108-19-3130, 108-19-3140, 108-19-310A and 108-19-3090
- City of Tucson C-2 Zoning, 2024 RE Tax \$27,293.15



Suite 170-2 & 190 Entrance



Evaluation Center



Procedure Center



FLOOR PLAN



- Can be divided into 3 separate suites, sale price for each parcel TBD
- Lease Rate: \$19.50 NNN
- Suite 190: 1,490 SF
- Suite 170-2 & 170-1: 3,193 SF
- Small lobby/reception space at 170-2 entrance with 3 exam rooms and 2 procedure rooms. Suite 170-1 has an additional entrance with a larger lobby, 2 offices plus 2 ADA restrooms
- Suite 150 & 140: 2,469 SF
- Small lobby/reception at Suite 140 entrance, 3 exam rooms, MA station, 3 offices, plus breakroom and ADA restroom

PROPERTY PHOTOS

Suite 170-2 Check Out / Reception



Suite 170-2 Vitals



Suite 170-2 Exam Room



Suite 170-2 Procedure Room



Suite 170-2 Exam Room



Suite 170-1 Lobby



PROPERTY PHOTOS

Suite 170-1 MA Station



150-140 Exam Room



150-140 Lobby



Suite 150-140 Exam Room



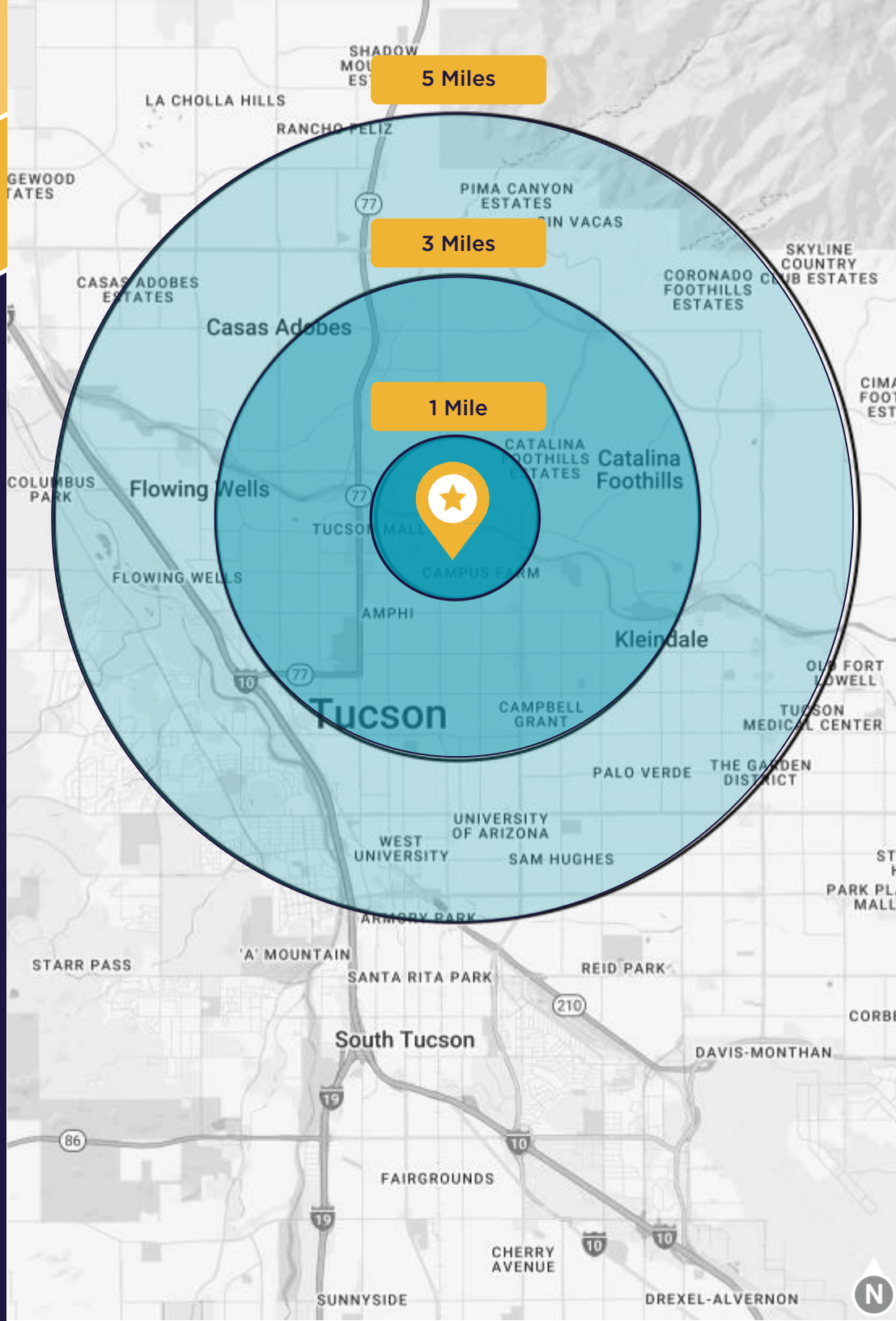
150-140 Office



150-140 Office



LOCATION MAP



DEMOGRAPHICS

1 MILE	5 MILES
13,093 POPULATION	236,072 POPULATION
\$73,735 AVERAGE HOUSEHOLD INCOME	\$86,264 AVERAGE HOUSEHOLD INCOME
5,969 DAYTIME POPULATION	131,409 DAYTIME POPULATION

TRADE AREA



PAIN INSTITUTE
of Southern Arizona
EVALUATION CENTER

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