


**FOR SALE**

# 2,639 SQUARE FEET

## SALE PRICE: \$630,721.00 (\$239 / SF)

### Key Features

- 40,000+ vehicles per day pass along Broadway Blvd.
- Bus route along Broadway Blvd.
- 1/4 of a mile from The Loop
- Exquisite interior

### Property Details

Parcel Size	10,775 SF
Zoning	C-1
Assessor Parcel No.	133-23-0880



FOR SALE

# 55 N Avenida de la Vista

## Site Plan



Suite	Tenant	Square Footage
55 N Avenida de la Vista	Owner/User (No Tenants)	2,639 SF

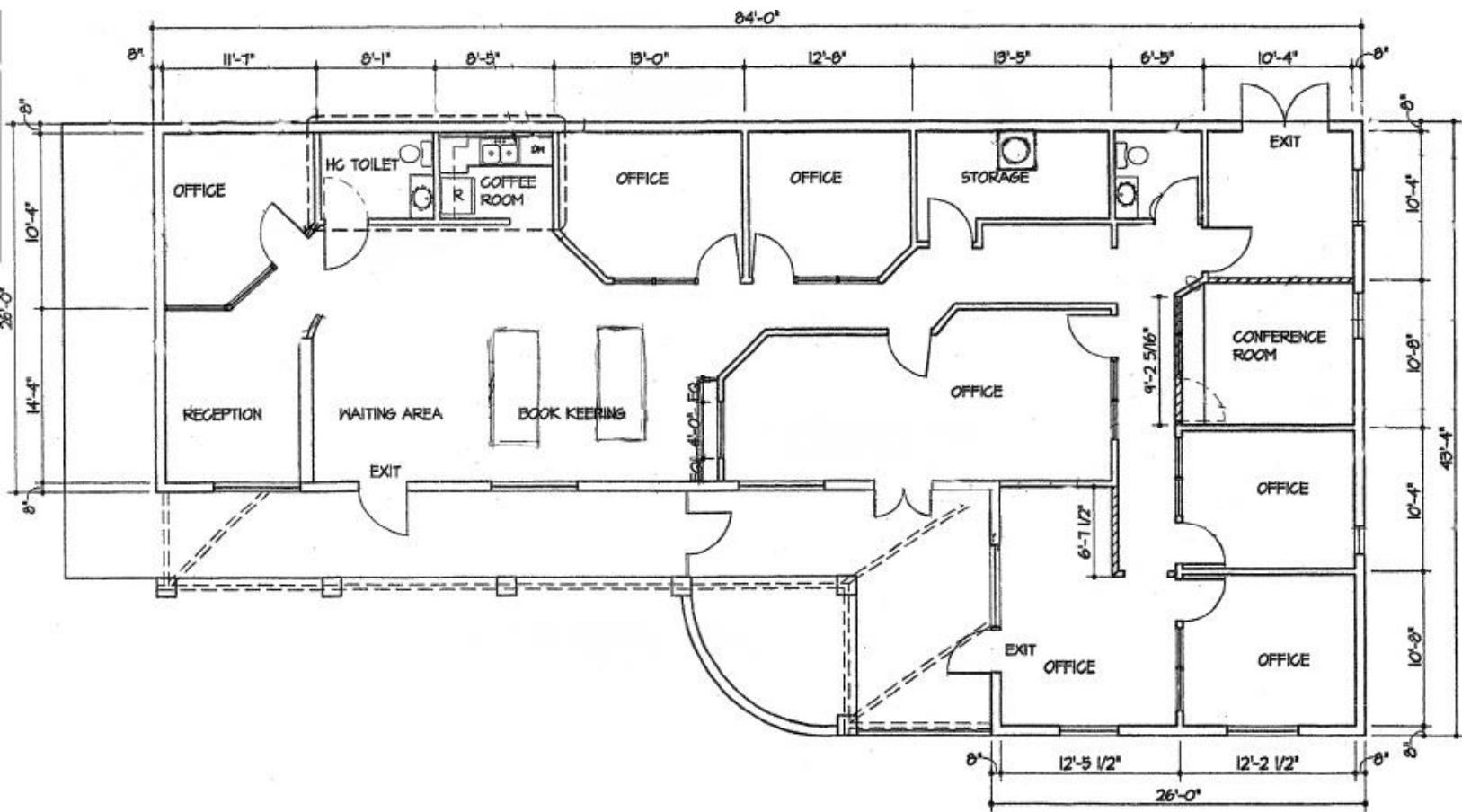
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FOR SALE

# 55 N Avenida de la Vista

## Floor Plan – 2,639 SF



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## Property Photos



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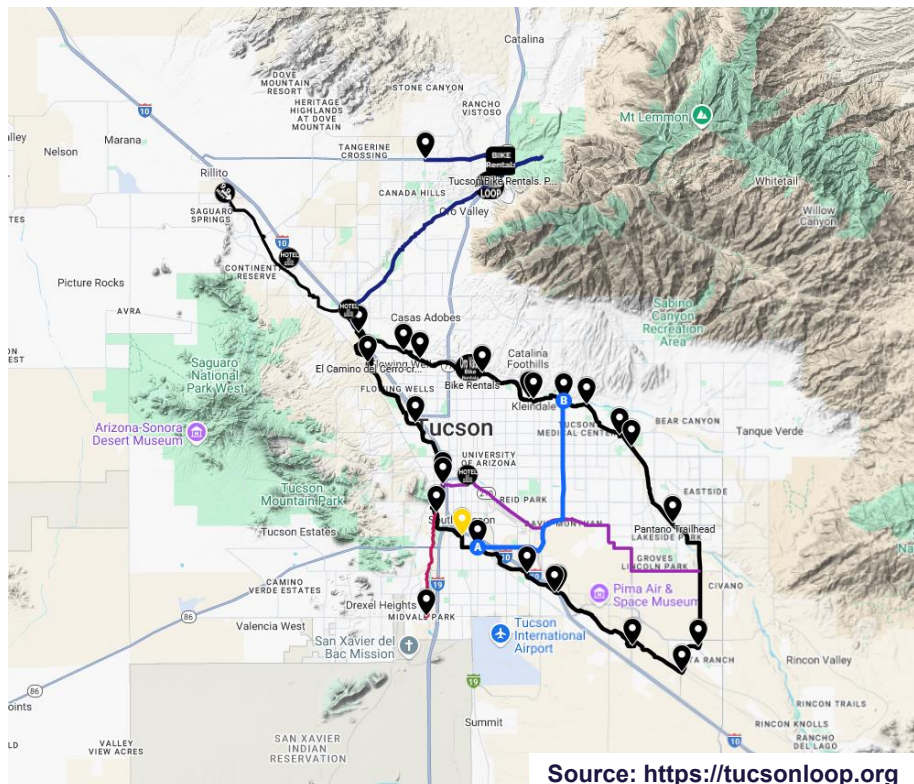


**The Chuck Huckelberry Tucson Loop** is a 131-mile paved, car-free path system connecting Tucson, Marana, Oro Valley, South Tucson, and Pima County. Its extensive network links neighborhoods, business districts, parks, and commercial centers, making it a premier amenity for both residents and visitors. The Loop sees thousands of users daily—averaging about 2,000 on weekdays and over 5,000 on weekends—creating steady foot and bike traffic that supports local businesses and activates adjacent commercial corridors.

The Loop's economic impact is significant and wide-ranging. A study commissioned by Pima County found that for every dollar invested in The Loop, the region sees a return of \$9.40 in economic benefit. These returns include job creation, tourism spending, recreational value, and health care savings due to increased physical activity. Additionally, **businesses near The Loop have seen increased visibility and customer traffic**, particularly those that are bike- and pedestrian-friendly.

The Rillito Park Farmers Market, located along the Loop, benefits from this increased activity and draws tens of thousands of visitors annually. Nearly half of Tucson's urbanized population lives within one mile of The Loop, making it a highly accessible asset for the community.

Major employers, including Caterpillar and Raytheon, cite **The Loop as a valuable amenity in talent recruitment and employee wellness efforts**. As a community resource, The Loop has enhanced quality of life, supported local economies, and promoted regional economic growth throughout Pima County.



Source: <https://tucsonloop.org>

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## Tucson Market Overview



**1.08M**  
TUCSON MSA  
POPULATION



**456,600**  
TOTAL  
HOUSEHOLDS



**35%**  
COLLEGE  
EDUCATION



**1.1%**  
POPULATION  
GROWTH RATE



**\$74,400**  
MEDIAN HOUSEHOLD  
INCOME



**3.9%**  
UNEMPLOYMENT  
RATE



**56,544**  
UNIVERSITY OF ARIZONA  
TOTAL ENROLLMENT, 2025

### LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,076
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,000
4. STATE OF ARIZONA - 8,580

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BESTCOLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY

### RECENT INDUSTRY ARRIVALS & EXPANSIONS

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

Sources: BLS, BEA, Federal Reserve, Moody's Analytics, arizona.edu, suncorridorinc.com, US News & Report, Sites USA  
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