GROUND FLOOR AT MAIN GATE SQUARE

845 N Park Ave #155 | Tucson, AZ 85719





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Click Here:

Capstone Student

Housing Project







<u>Click Here:</u> a <u>Student High-Rise</u> <u>Development Map</u>



PROPERTY DETAILS

Available	9,100 SF (Ground Floor)	
Lease Rate	Contact Agent	
Parking	See <u>Parking Map (</u> Pay per Hour)	
Year Built	2004	
Zoning	C-1, City of Tucson	

HIGHLIGHTS

- · Landmark identity located on the ground floor of the 5 story Louise Foucar Marshall building
- Prime office building located next to University of Arizona campus, and immediately adjacent to <u>Main Gate Square</u> 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	11,990

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FLOOR PLAN (C.8) (C.7) 0 20 - 0 (A7.1) -(1.8) (001) OPEN WORK -(2) 7' - 10" CARPET THE -(2.2) (1) (A4.1) 20 OFFICE 75 SF COD71 0FFICE 156 SF 156 S (3) 021) Office 75 SF IDTE STORAG 84 SF DITING (E) HALL WA 166 SF WC (1) (A5.1) (E) MECH 498 SF (003) (4)2 A5.1 (E) MECH 409 SF (E) ELEV 62 SF (E) ELEV 62 SF (E) MECH 79 SF (E) HALL WAY

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PROPERTY PHOTOS



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