



FOR LEASE AND SALE

PROPOSED 3,430 SF BUILDING ON 12,592 SF OF LAND

SALE PRICE / LEASE RATE: CONTACT BROKER

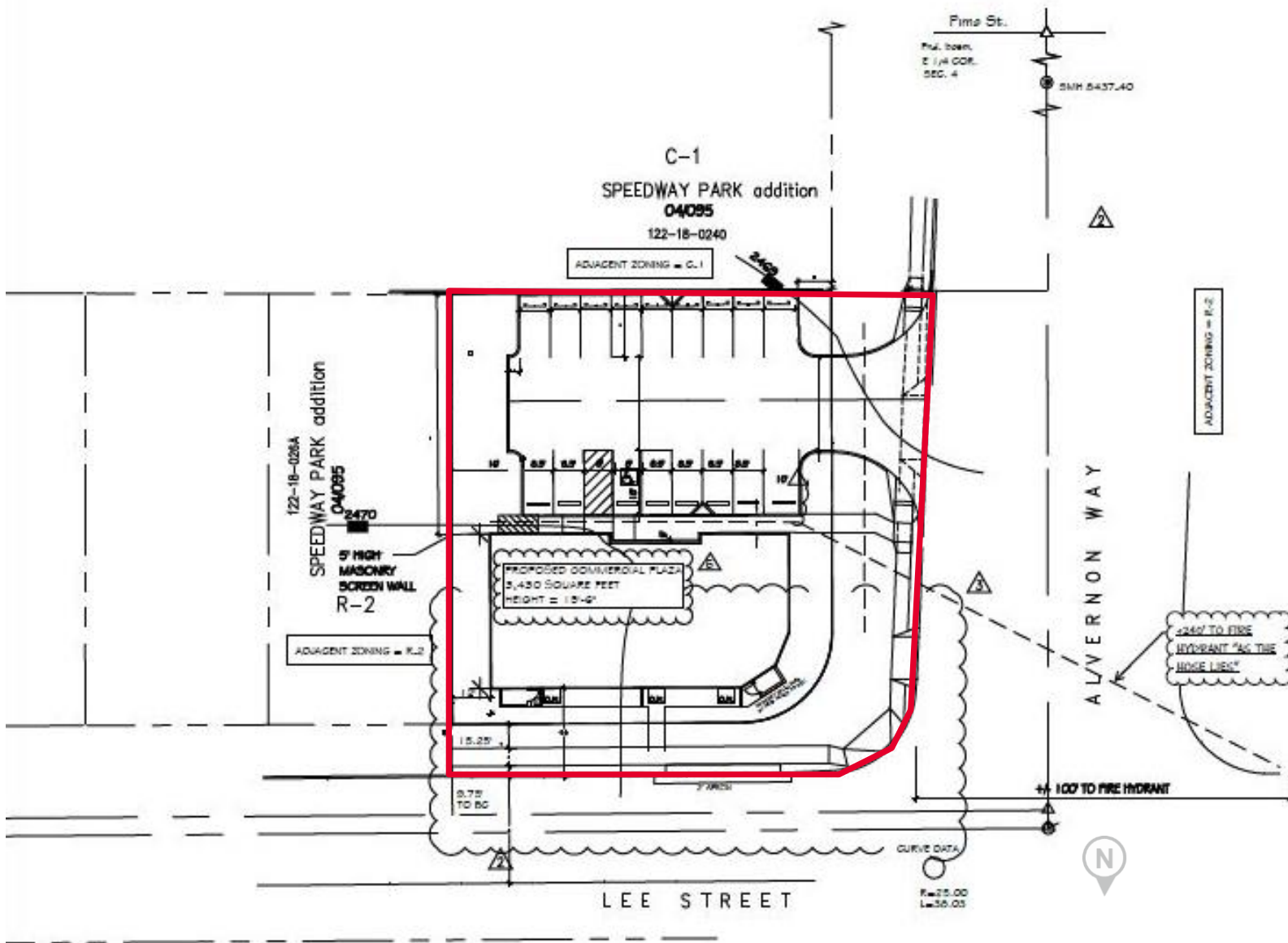
Key Features

- Centrally located
- Property approved for development
- High traffic exposure
- Accessible transportation with easy access to major roads like Speedway Blvd and Grant Rd
- Close proximity to dining, shopping, and recreational activities

Property Details

Building Size	3,430 SF
Land Area	12,592 SF / 0.28 Acres
Zoning	O-2, Office, City of Tucson
Traffic Counts	Alvernon Way: 28,091 VPD (2023)
Assessor Parcel No.	122-18-025B

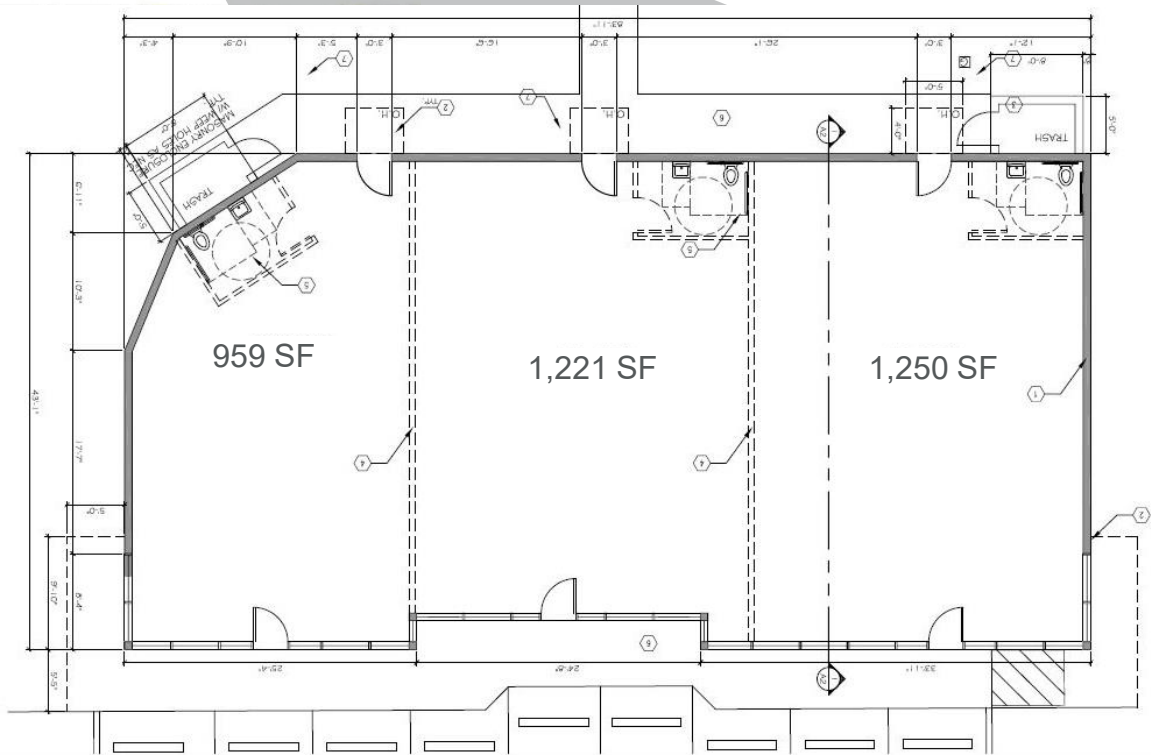
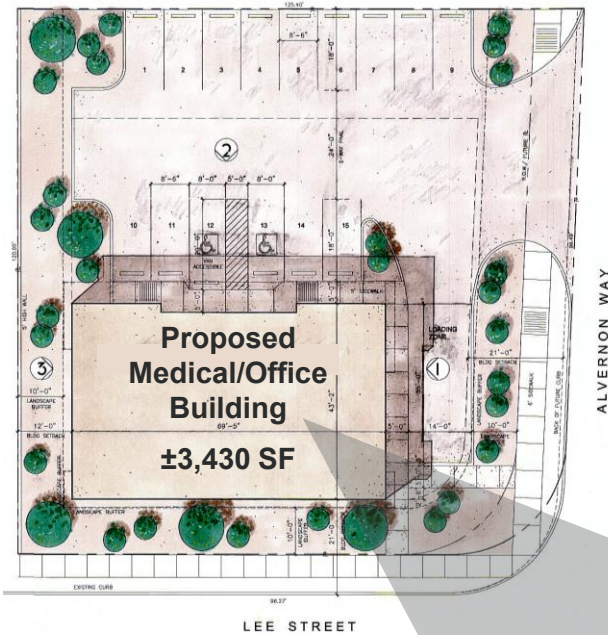
Current Site Plan



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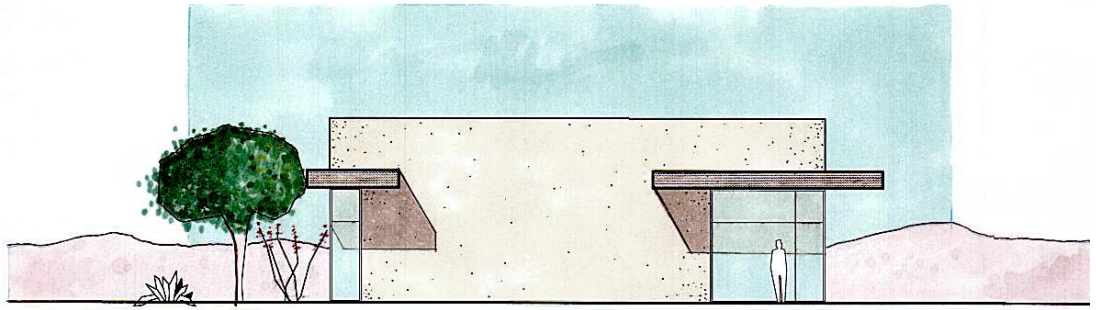
Proposed Site Plan & Floor Plan - ±3,430 SF Medical/Office Building



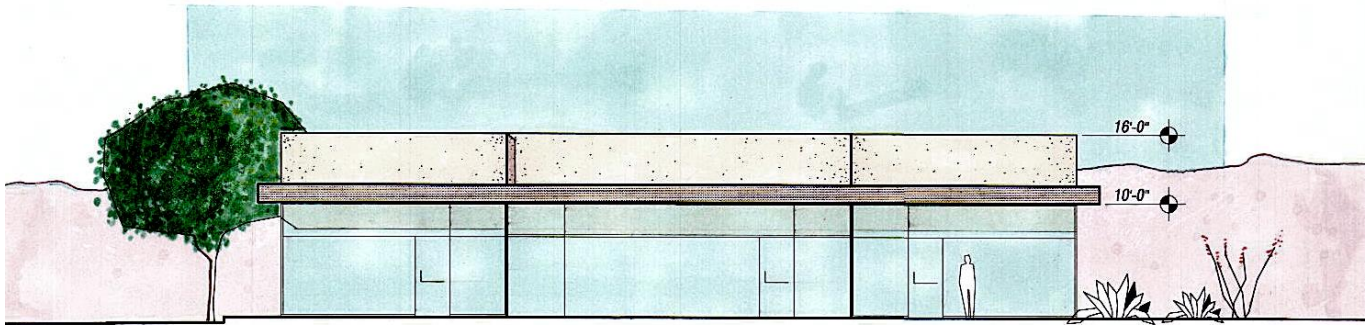
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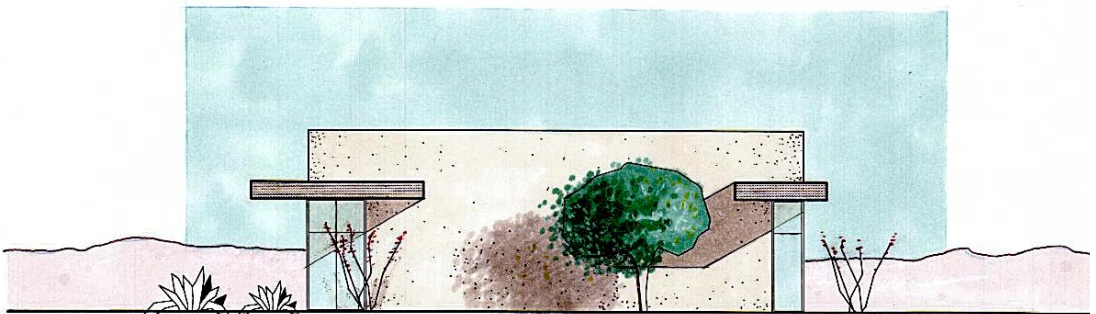
Elevations



1 East Elevation
1/8"=1'-0"



2 North Elevation
1/8"=1'-0"

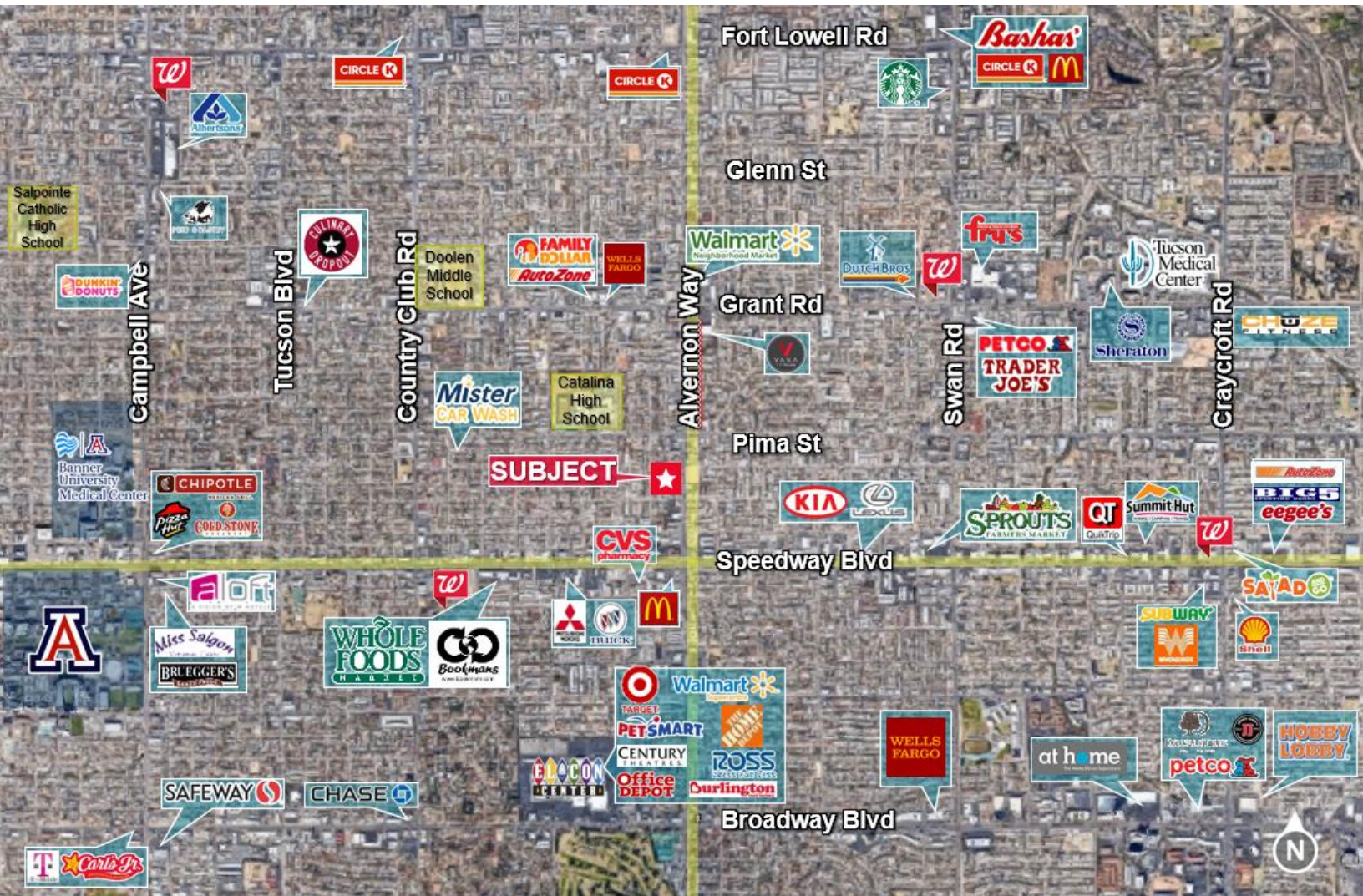


3 West Elevation
1/8"=1'-0"

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Trade Map



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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
Cushman & Wakefield | PICOR 06/18/2025

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