



FOR SALE & LEASE

1.10 ACRES (TOTAL)

SALE PRICE: \$799,000

LEASE RATE: CONTACT AGENT

Key Features

- **Four Parcel Opportunity:** Assembled addresses 3055 N 1st Ave, 610 E Delano St, 602 E Delano St, and 3060 N 2nd Ave
- **Strategic Tucson Location:** large, highly visible offering at the NE corner of N 1st Ave & E Delano St
- **Flexible C-2 Zoning:** over all parcels for retail, office, or redevelopment uses
- **Suitable for Investor, Owner/User, or Developer:** multiple options to fit a variety of needs

Property Details

Vacant	5,112 SF of Office Space
Leased	4,284 SF of Retail/Office Space
Lot	.35 acres of vacant fenced land ready for storage or redevelopment

Kameron Norwood
Investment Sales & Leasing
+1 520 360 8510
knorwood@picor.com



Trade Map



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picor.com

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



4.1%
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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