

**FOR LEASE**

4,615± SF AVAILABLE
LEASE RATE: 95¢/SF PER MONTH, MG

Key Features

- Office/lab spaces
- Floor plan can be remodeled to suit
- Nicely maintained business park
- Close proximity to Downtown and the U of A
- Located in the Opportunity Zone



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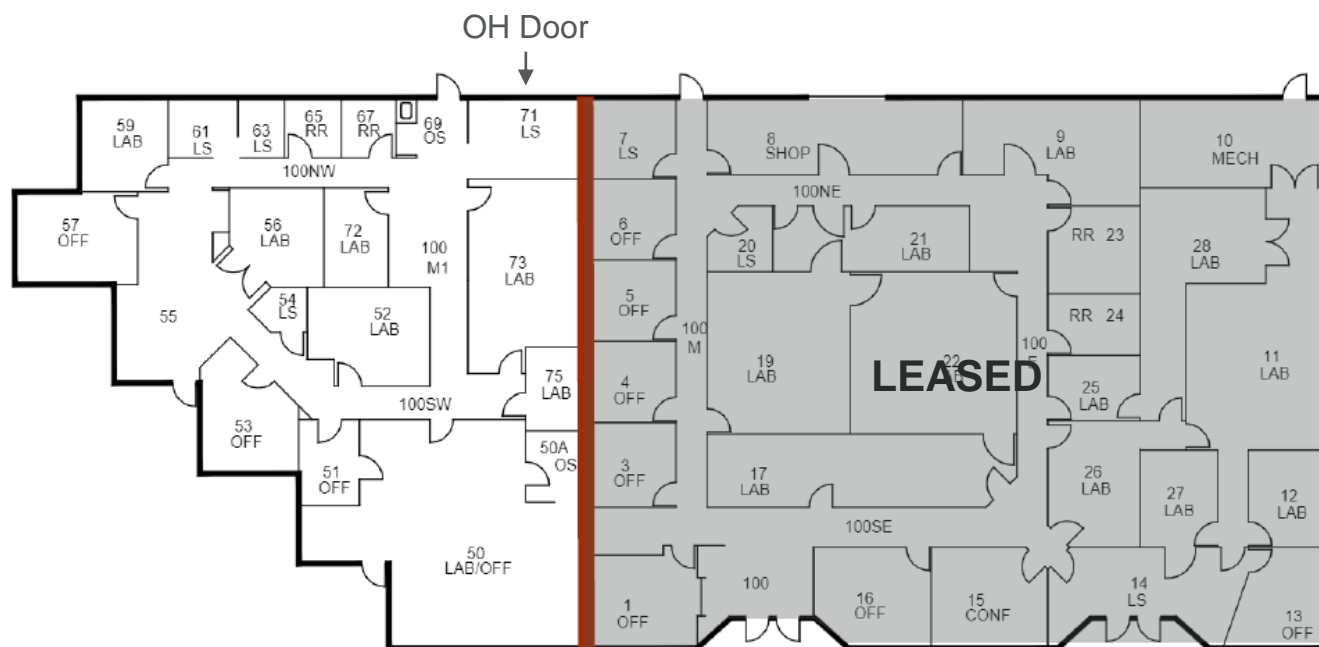
Address	SF Available	Lease Rate
325 S. Euclid Ave Suite 115	4,615± SF	\$4,384.25 / Mo, MG

Floor Plan

325 S. Euclid Ave Suite 115

Property Details

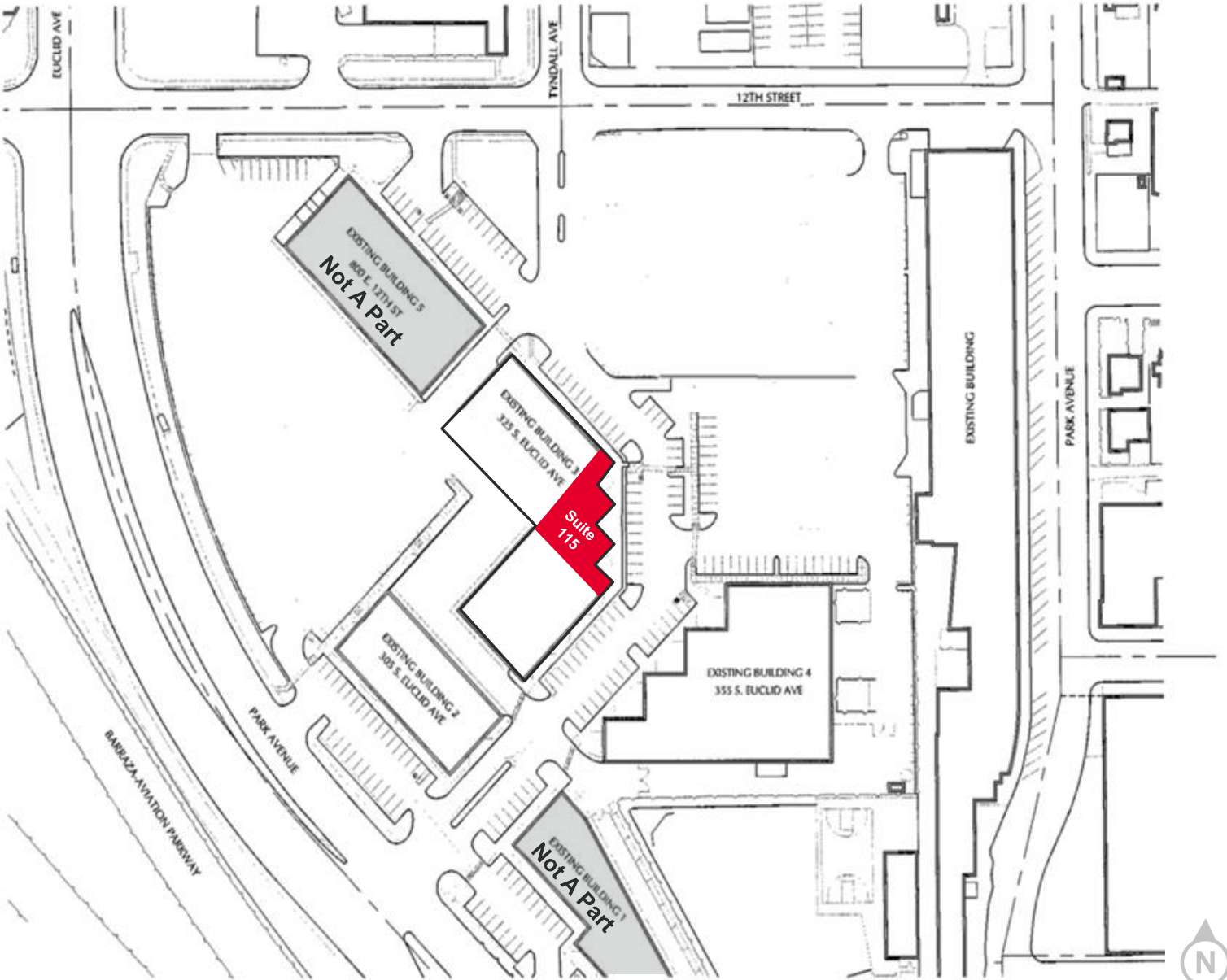
Available SF	4,615± SF
Ceiling Height	14'
Loading	10x10 Grade Level
Power	200 amps, 120/240 volt, 3 Phase
HVAC	100% A/C
Construction	Concrete Tilt-Up
Year Built	1988
Zoning	I-1 (Light Industrial, City of Tucson)



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Site Plan



*NOT TO SCALE

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Grant Rd

INTERSTATE 10

N Main Ave

N Park Ave

N Mountain Ave

Speedway Blvd

Pima Community College

Banner University Medical Center

THE UNIVERSITY OF ARIZONA

Aviation Parkway expansion to I-10

St Mary's Rd

INTERSTATE 10

Carondelet St. Mary's Hospital

CONGRESS ST

MISSION RD

SO HWY 19

INTERSTATE 10

22nd St

S Main Ave

E 14th St

DOWNTOWN TUCSON

BROADWAY BLVD

Euclid Ave

Campbell Ave

Kino Pkwy

ARIZONA 210

UNITED STATES POSTAL SERVICE

Cherrybell Main

SUBJECT

Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



445,471
TOTAL
HOUSEHOLDS



36%
COLLEGE
EDUCATION



0.6%
POPULATION
GROWTH RATE



\$67,929
MEDIAN HOUSEHOLD
INCOME



4.7%
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: arizona.edu, suncorridorinc.com, US News & Report, Sites USA
Cushman & Wakefield | PICOR 04/23/2025

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