

FOR SALE

1037 E. 34th St.
Tucson, AZ 85713



Contact:

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KW Commercial Inland Empire

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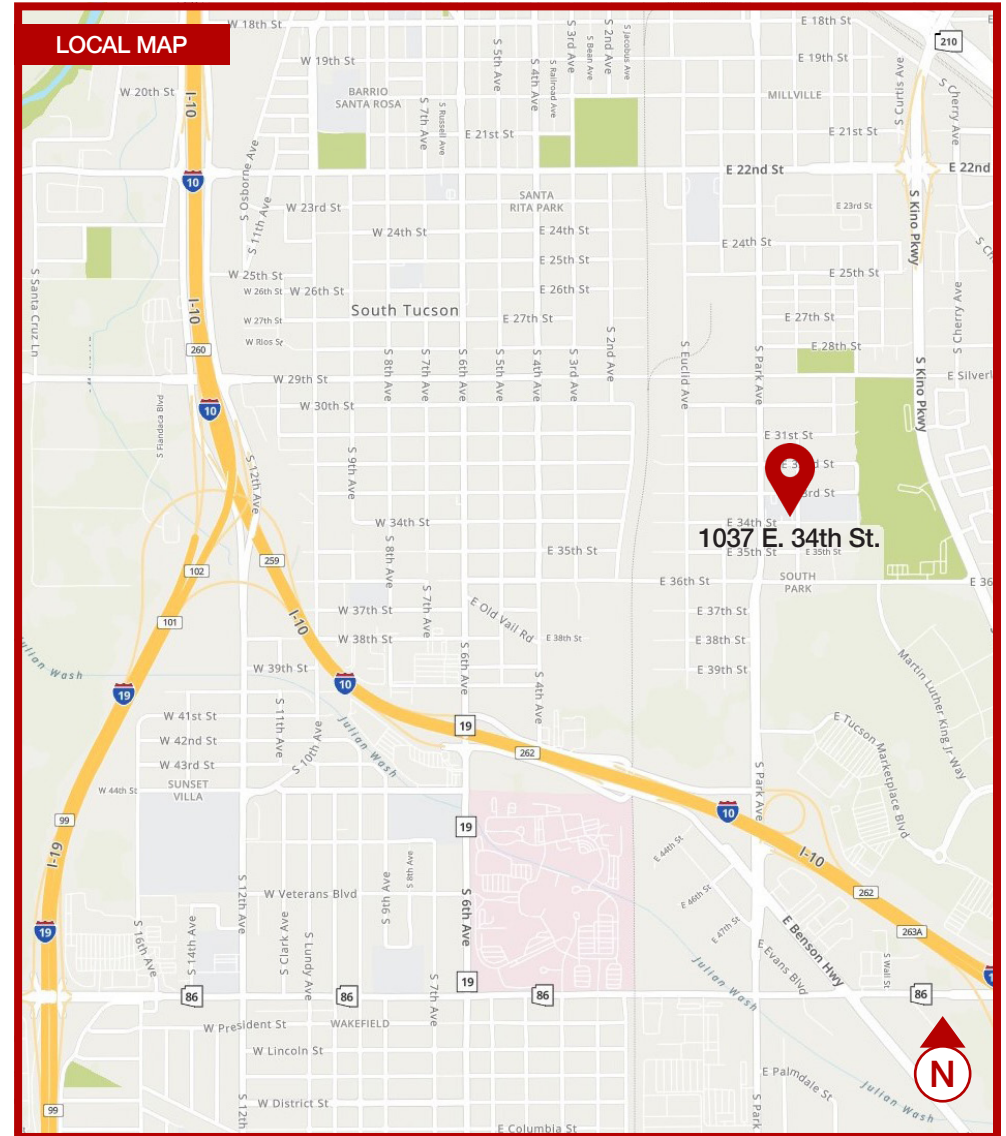


PROPERTY HIGHLIGHTS

Available:	±1,781 sq. ft.
Land Size:	±22,500 sq. ft. (0.52 acres)
Zoning:	R-2, Per the City of Tucson, AZ
Tax Parcel No:	129-13-226A
Electrical:	±400 AMPS, 120/240V, Single Phase
Gas:	Southwest Gas Line
Water:	City of Tucson

PROPERTY FEATURES

- Multiple classrooms, conference room which may be converted to other mixed uses
- Full working kitchen
- Administrative offices
- 2 ADA bathrooms and 1 half bathroom
- Security System
- Rolling security shutters
- Full size basketball court



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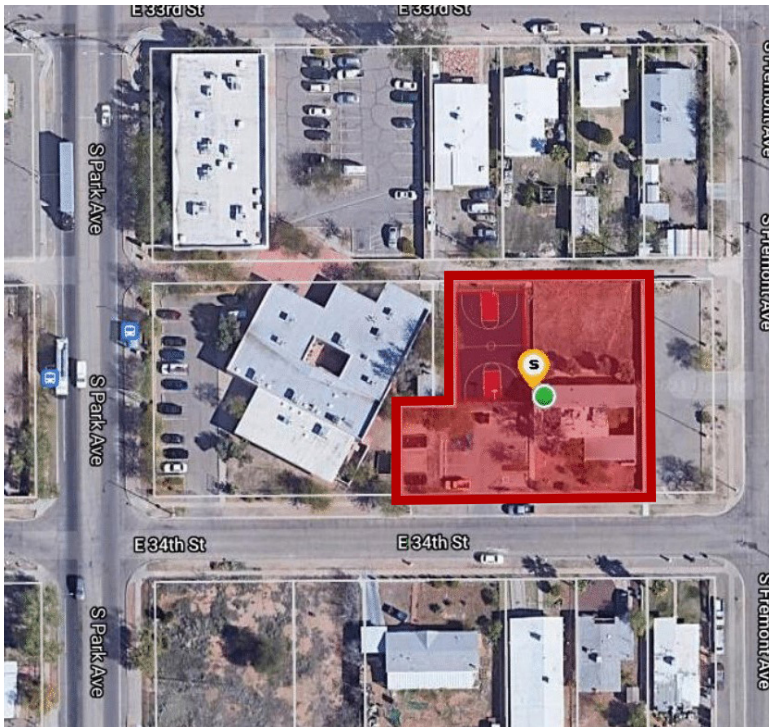
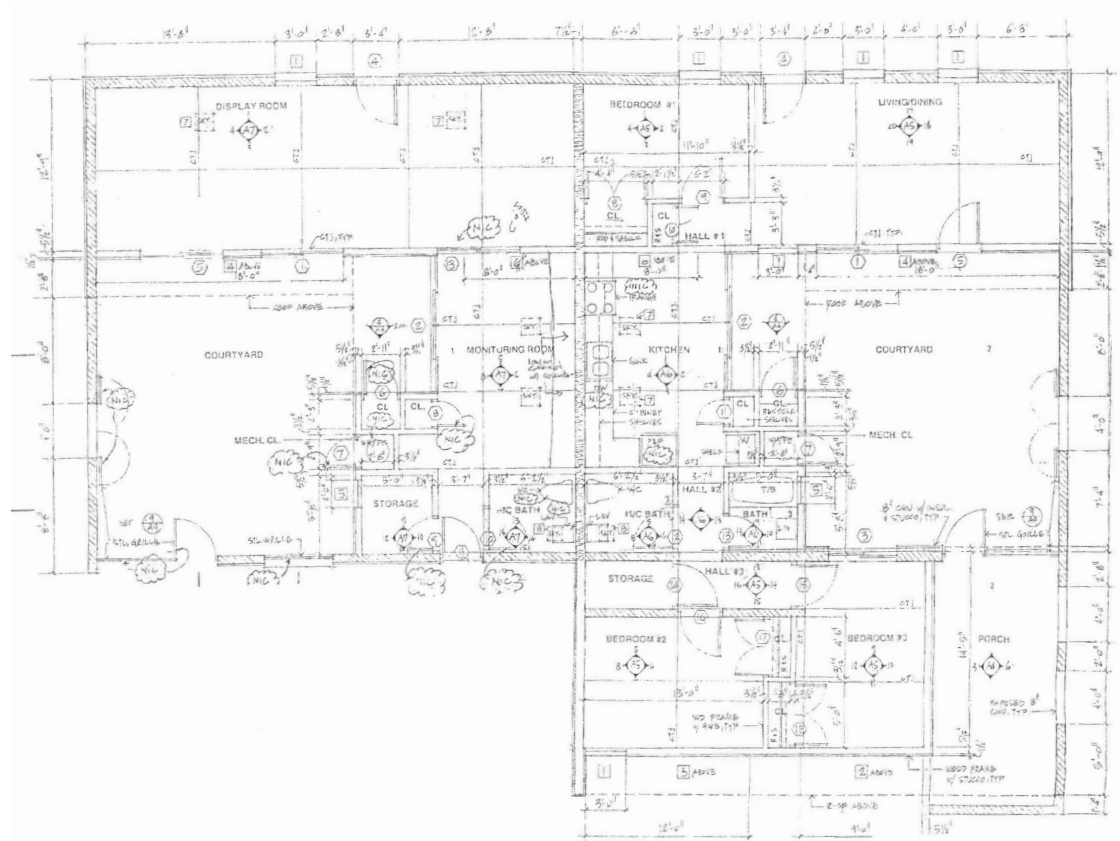
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Lease Summary

Tenant:	University of Arizona
Income:	\$23,153.04 (Annual)
Lease Expiration:	November 30, 2023
Property Taxes:	\$6,829.13 (2020)
Property Insurance:	\$0.00 (Paid by Tenant)

Floor Plan



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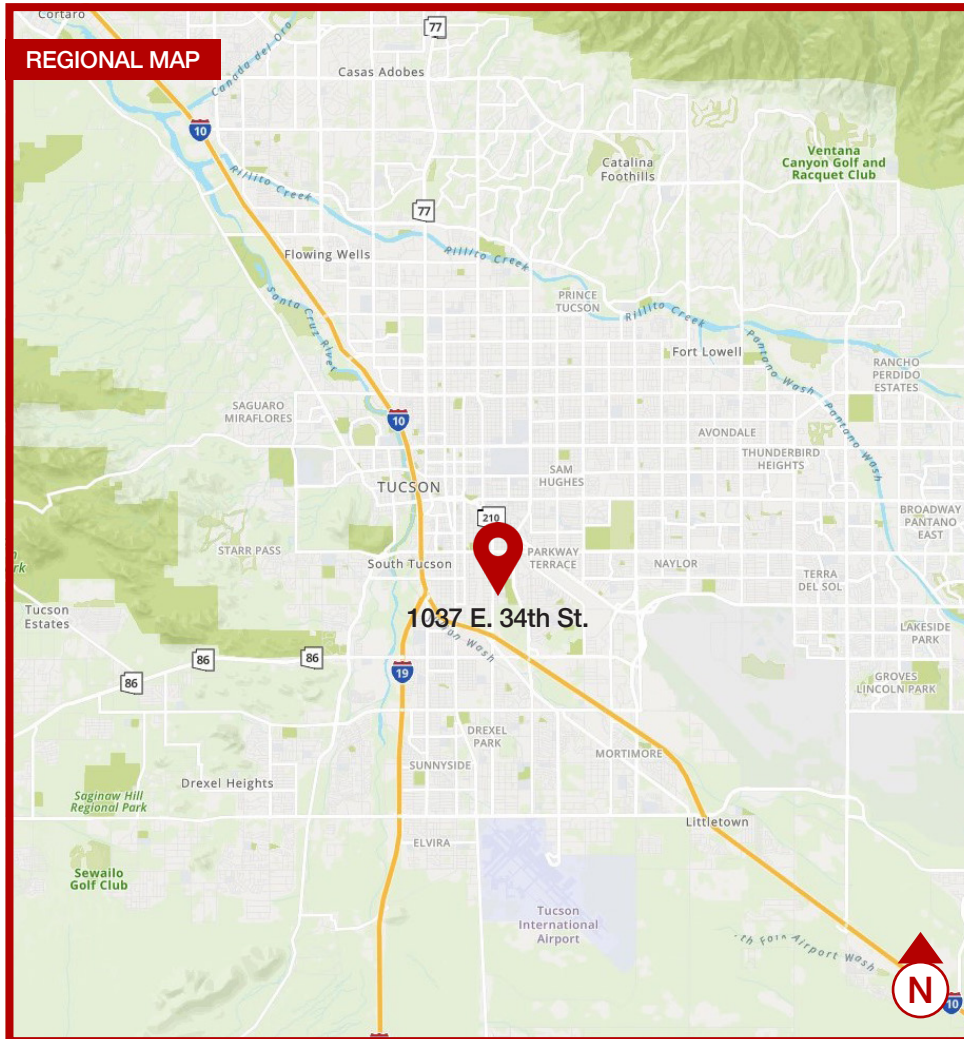
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Regional Map



Tenant

UNIVERSITY OF ARIZONA



University of Arizona is a public institution that was founded in 1885. It has a total undergraduate enrollment of 36,503 (fall 2020), its setting is city, and the campus size is 392 acres. It utilizes a semester-based academic calendar. University of Arizona's ranking in the 2022 edition of Best Colleges is National Universities, #103

One of the largest public institutions in its state, the University of Arizona in Tucson offers students a wide range of activities and academic opportunities, including three levels of intramural sports and more than 50 fraternities and sororities, among many other student organizations. The Arizona Wildcats NCAA Division I teams compete in the Pac-12 Conference. As a research institution, both undergraduate and graduate students get involved in research projects at UA. Freshmen are not required to live on campus, although they make up about 80% of the residential campus community. The university has a wide range of graduate programs, including the Eller College of Management, the James E. Rogers College of Law and a College of Medicine.

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