

# UNIQUE & VERSATILE FREESTANDING BUILDING

2585 N 1st Avenue | Tucson, AZ

CUSHMAN &  
WAKEFIELD

PICOR

FOR SALE



# UNIQUE & VERSATILE FREESTANDING BUILDING

2585 N 1st Avenue | Tucson, AZ



## PROPERTY DETAILS

Available	4,590 SF	<a href="#">CLICK TO VIEW VIRTUAL TOUR</a>	<a href="#">CLICK TO VIEW VIRTUAL TOUR</a>
Sale Price	<del>\$925,000</del> <b>Price Reduced: \$825,000</b>		
Zoning	C-3, City of Tucson		
Property Taxes	\$9,636.64 (2024)		
Condo Association Fee	\$700/Month		

## HIGHLIGHTS

- Perfect for fitness concepts, special events, church, medical, or office
- Located along busy 1st Avenue corridor with good connectivity to Foothills, University of Arizona, and I-10
- Open floorplan allows flexibility for different businesses
- Two story with incredible mountain views
- Occupancy limited to 100 people

## 2023 RENOVATIONS

- Two large open fitness (yoga) floor areas
- Five ADA restrooms
- Three showers
- Coffee/juice bar
- Two private offices with mountain views
- Four new HVAC units
- Hard spiral ducting throughout
- Elevated stage for live music
- Wired for premium sound system
- Water softening system

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	20,267	\$60,489	5,514
3 Miles	133,253	\$67,086	87,035
5 Miles	260,096	\$82,129	141,045

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12/3/2024*

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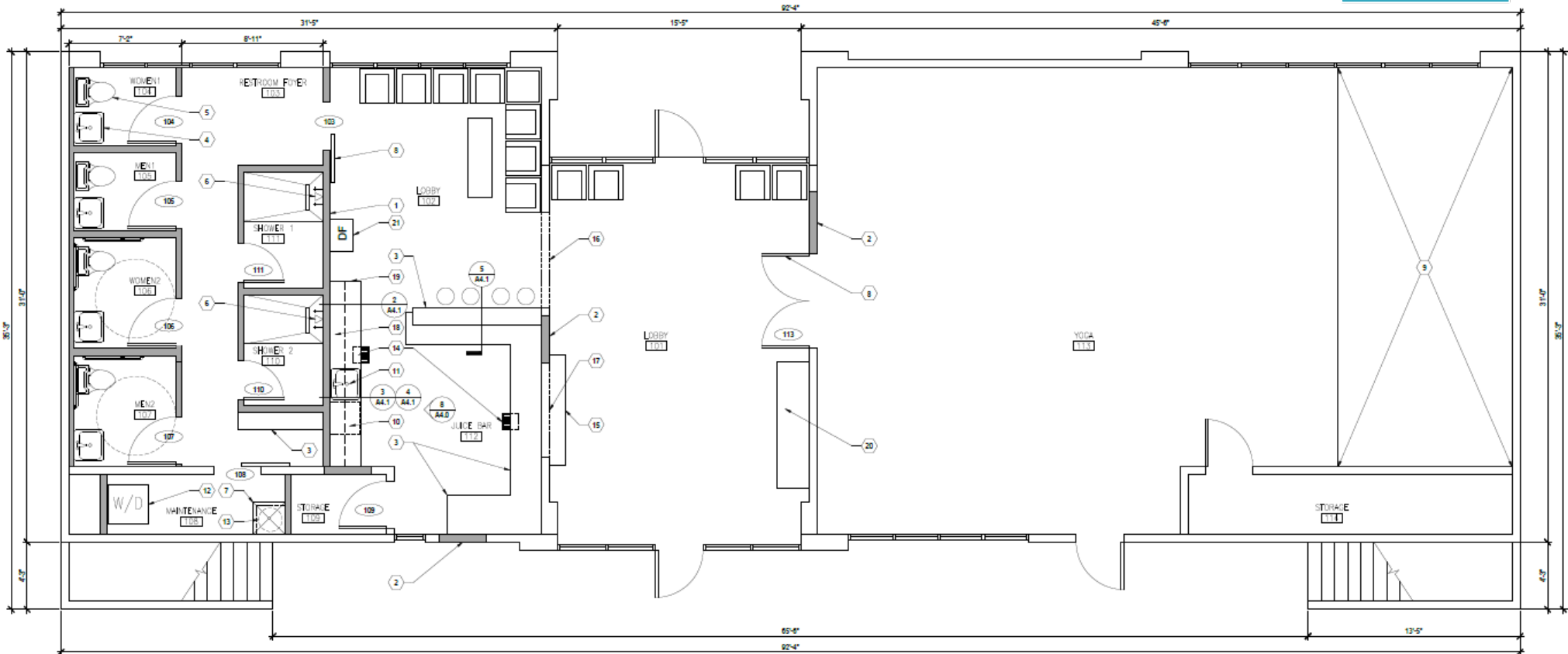
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## FLOOR PLAN – GROUND FLOOR

[CLICK TO VIEW VIRTUAL TOUR](#)



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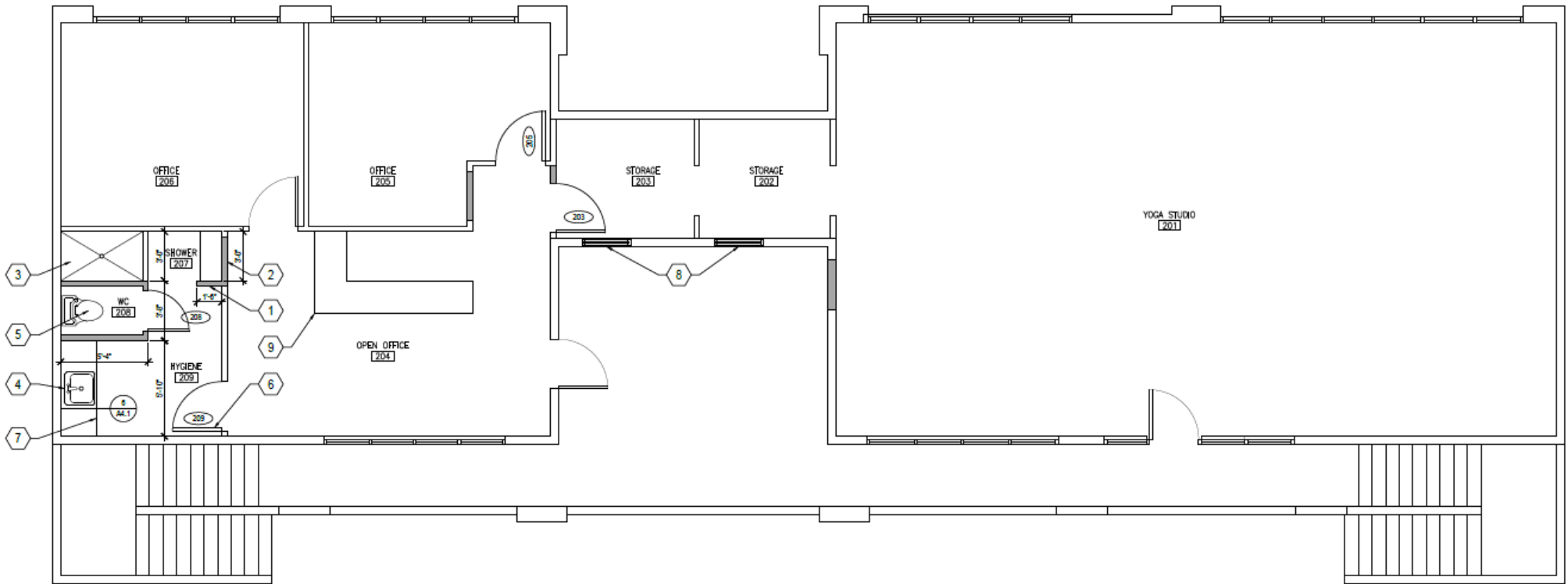
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## FLOOR PLAN – 2<sup>nd</sup> FLOOR

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Ground Floor  
Property  
Photos



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2<sup>nd</sup> Floor  
Property  
Photos



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## AERIAL



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**SUBJECT**

1st Ave 28,448 (2023)

**SAFeway**  
*Walgreens*

**DEL BAC**  
WHISKEY  
ORIGINS 1957

**TRANE**

**ELRIO**  
COMMUNITY HEALTH CENTER

**CARONDELET ST. MARY'S HOSPITAL**

**SAFeway**  
**DOLLAR TREE**

**FOOD CITY**  
**FAMILY DOLLAR**

**SUBJECT**

**frus**  
**FIVE BELT**  
**SUBWAY**

**BW**  
Best Western

**CHASE**  
**Banner University Medical Center**

**THE UNIVERSITY OF ARIZONA**

**Aloft**  
A VISION OF W HOTELS

**GO**  
**WHOLE FOODS MARKET**

**Walmart**  
**PETSMART**  
**Burlington**

**CENTURY THEATRES**  
**Office DEPOT**  
**ROSS**  
**Cheddar's**

**GLOCON**  
CENTER

