

2517 N 1ST AVENUE

1st Avenue North of Grant Road | Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR

FOR SALE



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PROPERTY DETAILS

Commercial Building	1,898 SF
Storage Unit	936 SF
Lot Size	11,832 SF
Sale Price	\$450,000
Property Taxes	\$1,868.54 (2025)
Zoning	C-3, City of Tucson
Tax Parcel No.	107-14-014A
Address	2517 N 1st Ave., Tucson, Arizona 85719

HIGHLIGHTS

- Versatile property well suited for a contractor’s yard, trade business, or owner-user operation
- C-3 zoning allows for a wide range of retail, office, and commercial uses
- Monument sign available
- On site storage building perfect for equipment, inventory, or contractor use

TRAFFIC COUNTS

Grant Rd	43,943 VPD (2024)
1st Ave	28,704 VPD (2024)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	20,020	\$54,312	4,640
3 Miles	140,222	\$65,097	86,186
5 Miles	268,593	\$77,673	142,474

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