



Owner/User Offering with
Income in Place

Owner Financing Options Available
Contact Broker for Details

FOR SALE | 8,810± SF OFFICE BUILDING

5232 E Pima St, Tucson, AZ 85712



**CUSHMAN &
WAKEFIELD**



PICOR

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PROPERTY OVERVIEW

ADDRESS:	5232 E Pima St. Tucson, Arizona 85712
BUILDING SIZE:	8,810± SF
YEAR BUILT:	1987
PARCEL SIZE:	0.7 Acres
TAX PARCEL NO.	121-12-389C
CONSTRUCTION:	Masonry
ROOF	Metal pitched roof
ZONING:	C-1, City of Tucson

OFFERING SUMMARY

PRICE	\$1,189,350
BUILDING RSF	8,810± RSF
PRICE PER RSF	\$135/SF

PROPERTY HIGHLIGHTS

- Owner/user offering with income in place. The property is presently 69% occupied providing a built-out professional office space to a buyer, while collecting additional income of \$48,000/yr (2024)
- Seller financing available
- The property is presently 69% occupied, providing a built-out professional office space to a buyer, with flexible zoning for a variety of occupancy uses
- Well situated freestanding multi-tenant office building on Pima St.
- Parking Ratio: 4.31/1,000 (38 spots of which 8 are covered)
- Investment opportunity with multiple tenants on various term* leases who would sign longer term leases
- Upside potential to raise rents
- Recently refurbished



FINANCIAL ANALYSIS

5232 E Pima Street
Tucson, AZ 85712

TENANT	SUITE	SIZE (SF)	EXPIRATION
PMS Tucson LLC	120	2,201	9/30/2027
McGoff Media, LLC	170	846	10/31/2026
Robert E. Hinske, CPA	A	673	7/31/2027
Life Energy Wellness	B	1,627	12/31/2027
All About Roofing	C	748	7/31/2025
Vacant	D	2,715	

EXPENSES	TOTAL
Property Taxes (2024)	\$13,437.08
Insurance (2024)	\$2,852.67
Common Area Charges (2022)	\$24,015.85



**TOTAL
OCCUPIED**
6,095 SF



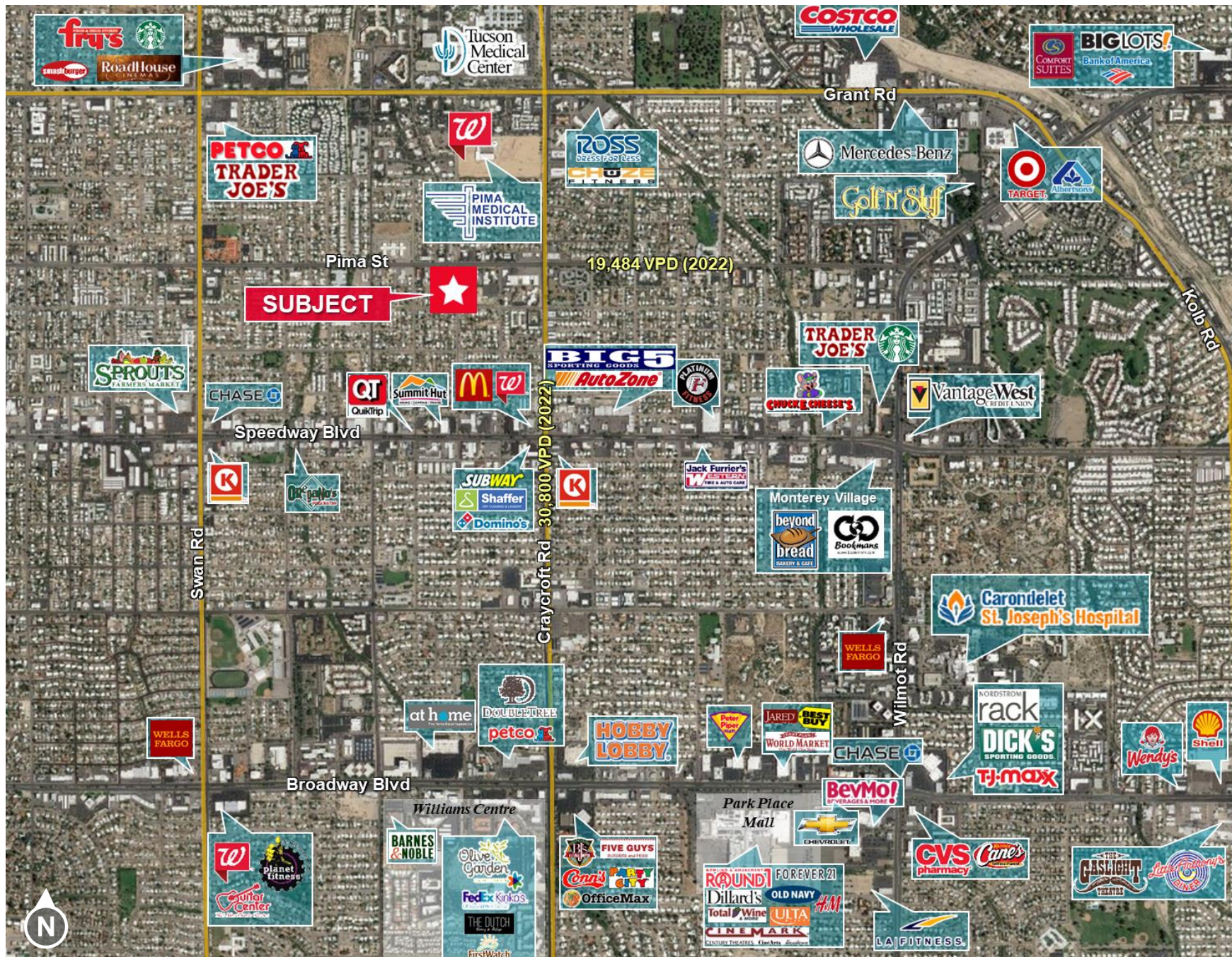
**TOTAL
AVAILABLE**
2,715 SF



**PROJECT
TOTAL**
8,810 SF

TRADE MAP

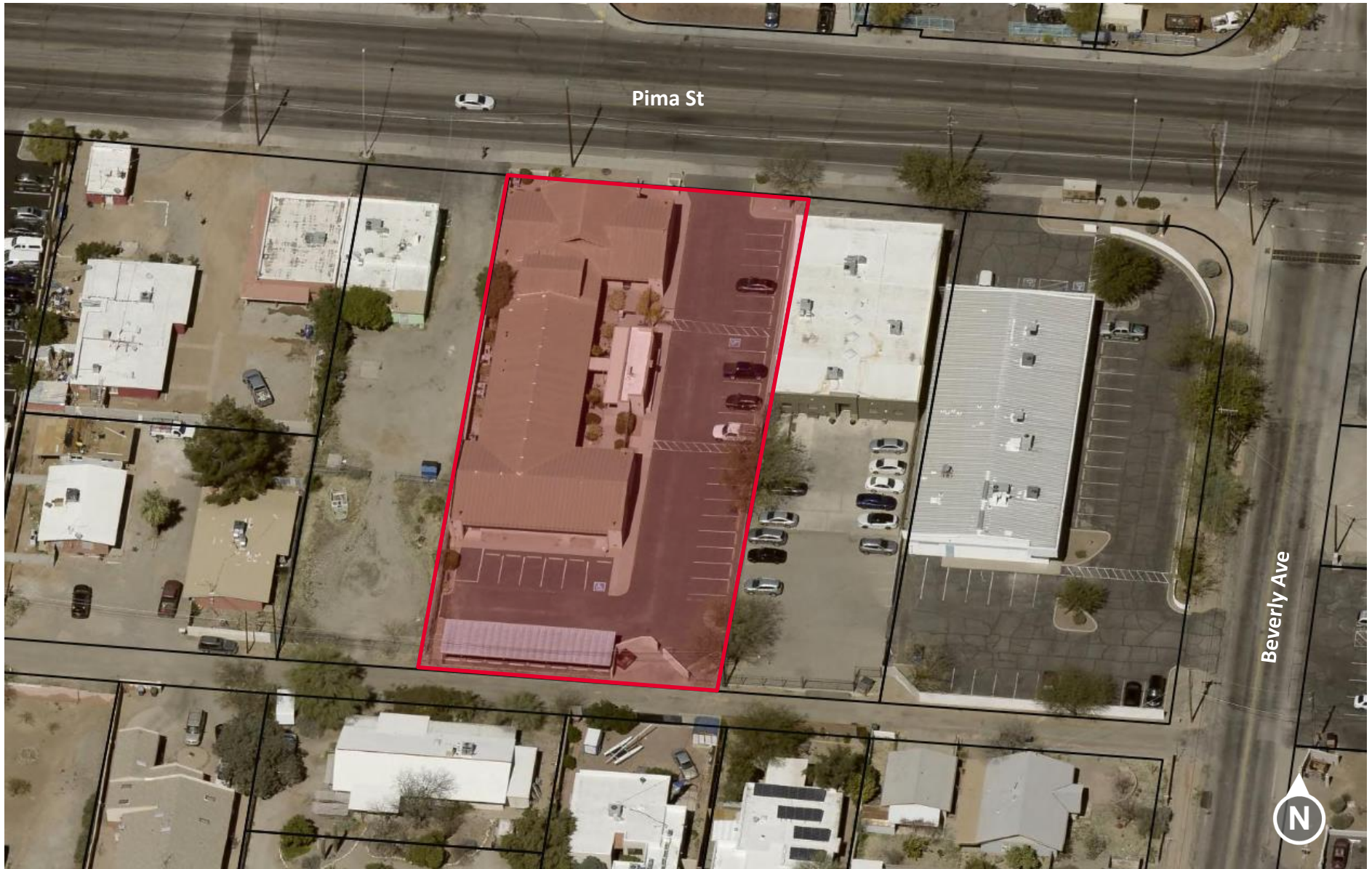
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FLOOR PLAN

5232 E Pima Street
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DEMOGRAPHIC OVERVIEW

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2024 DEMOGRAPHIC OVERVIEW



	3 MILES	5 MILES
PEOPLE	107,245 Population	273,934 Population
Median Household Income	\$60,620	\$83,846
Average Household Size	2.9	2.05
Median Age	40.2	38.2
EDUCATION	23.7 Some College	24.3% Some College
Bachelor Degree	20.5%	20.9%
High School Graduate	19.7%	19.5%
Graduate Degree	17.5%	18%
BUSINESS	7,349 Businesses	14,632 Businesses
Total Employees	60,845	118,230
White Collar	65.1%	64.8%
Blue Collar	34.9%	35.2%
Professional	28.5%	28.3%
Unemployment	2.2%	2.2%
INCOME	\$80,035 Average Household	\$83,846 Average Household
Per Capita Income	\$39,962	\$39,503
Estimated Average Household Net Worth	\$661,882	\$705,726
HOUSING STATS	\$2,65,366 Median Home Value	\$281,364 Median Home Value
Total Household Expenditure	\$3.18 B	\$7.86 B
Renter-Occupied Median Rent	\$821	\$860

TUCSON MARKET OVERVIEW



1.08M

TUCSON MSA
POPULATION



456,600

TOTAL
HOUSEHOLDS



35%

COLLEGE
EDUCATION



0.6%

POPULATION
GROWTH RATE (YOY)



\$74,000

MEDIAN HOUSEHOLD
INCOME



4.2%

UNEMPLOYMENT
RATE



±54,384

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

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BEST COLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY

