

# FREESTANDING OWNER/USER OPPORTUNITY

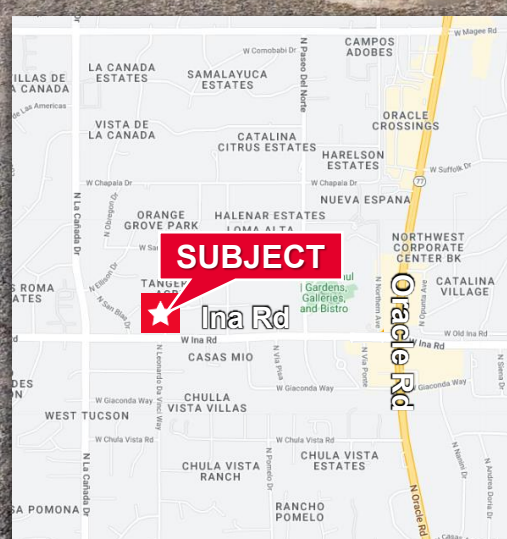
Salon | Wellness | Assisted Living | Child Care | Medical

1102 W Ina Rd Tucson, AZ 85704

CUSHMAN & WAKEFIELD

PICOR

FOR SALE



CUSHMAN & WAKEFIELD | PICOR

# FREESTANDING OWNER/USER OPPORTUNITY

Salon | Wellness | Assisted Living | Child Care | Medical

1102 W Ina Rd Tucson, AZ 85704



## PROPERTY DETAILS

Building Size	2,732 SF
Sale Price	\$850,000
Lot Size	0.8092 Acres
Zoning	TR, Pima County
Taxes	\$6,060 (2023)

## HIGHLIGHTS

- Property operating as salon and health/wellness facility with several short-term tenants in place
- Current buildout would convert over well for a variety of uses
- All rooms plumbed
- Ample parking in front and rear of property
- Approved Development Package for 1,200 SF freestanding expansion valued at over \$40,000
- Located in the Foothills along Ina Road with strong demographics

## TRAFFIC COUNTS

Oracle Rd	43,747 VPD (2024)
Ina Rd	34,327 VPD (2024)
La Canada Dr	29,744 VPD (2024)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	4,400	\$137,753	4,199
3 Miles	59,005	\$118,232	22,608
5 Miles	160,538	\$105,159	64,692

**Aaron LaPrise** / Principal / [alaprise@picor.com](mailto:alaprise@picor.com) / +1 520 546 2770

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*  
2/18/2026

*Cushman & Wakefield Copyright 2025. Artificial intelligence (AI) may have been used in the drafting or creation of this document. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.*

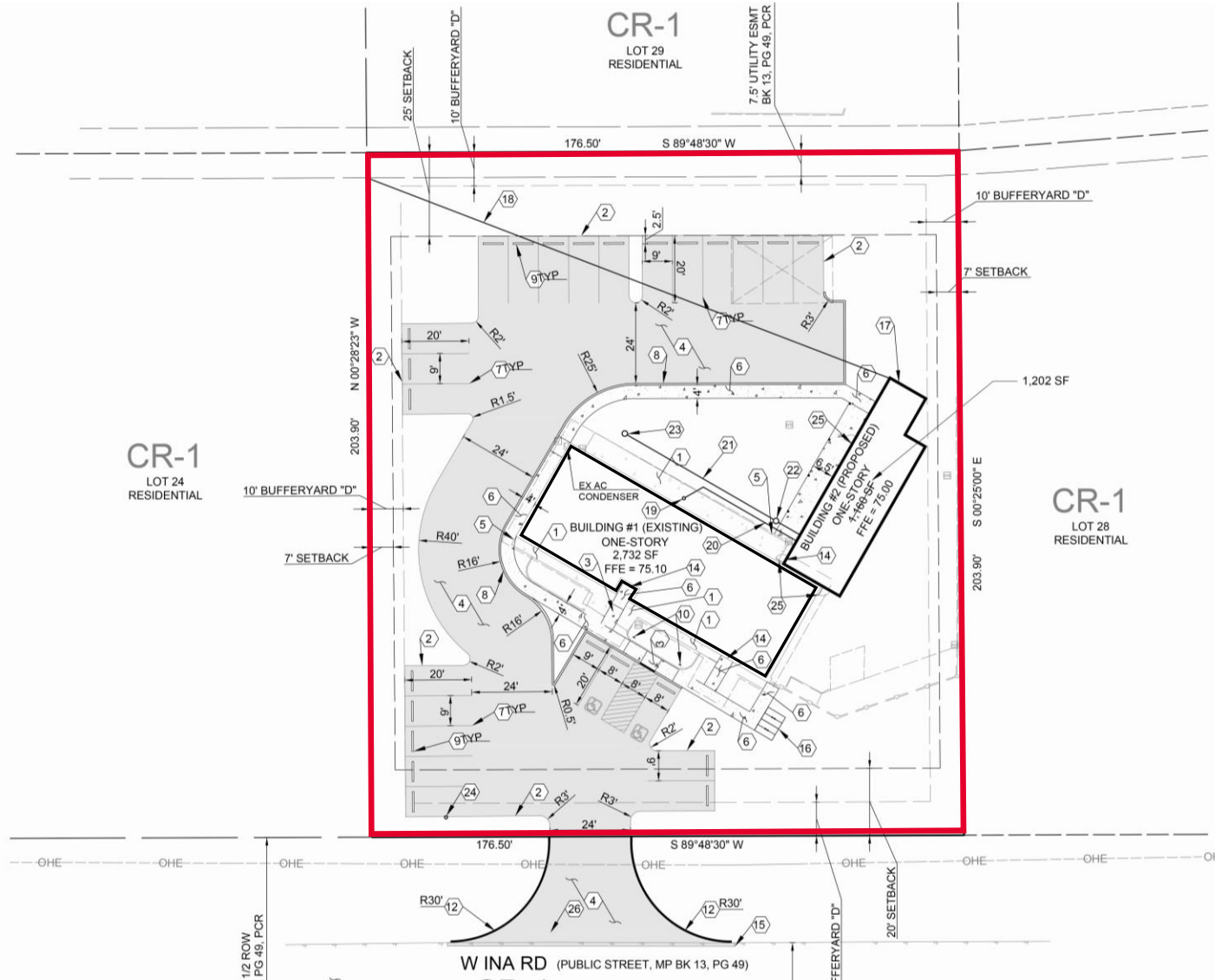
# FREESTANDING OWNER/USER OPPORTUNITY

Salon | Wellness | Assisted Living | Child Care | Medical

1102 W Ina Rd Tucson, AZ 85704



## SITE PLAN WITH PROPOSED EXPANSION



**Aaron LaPrise** / Principal / [alaprise@picor.com](mailto:alaprise@picor.com) / +1 520 546 2770

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance  
2/18/2026

Cushman & Wakefield Copyright 2025. Artificial intelligence (AI) may have been used in the drafting or creation of this document. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

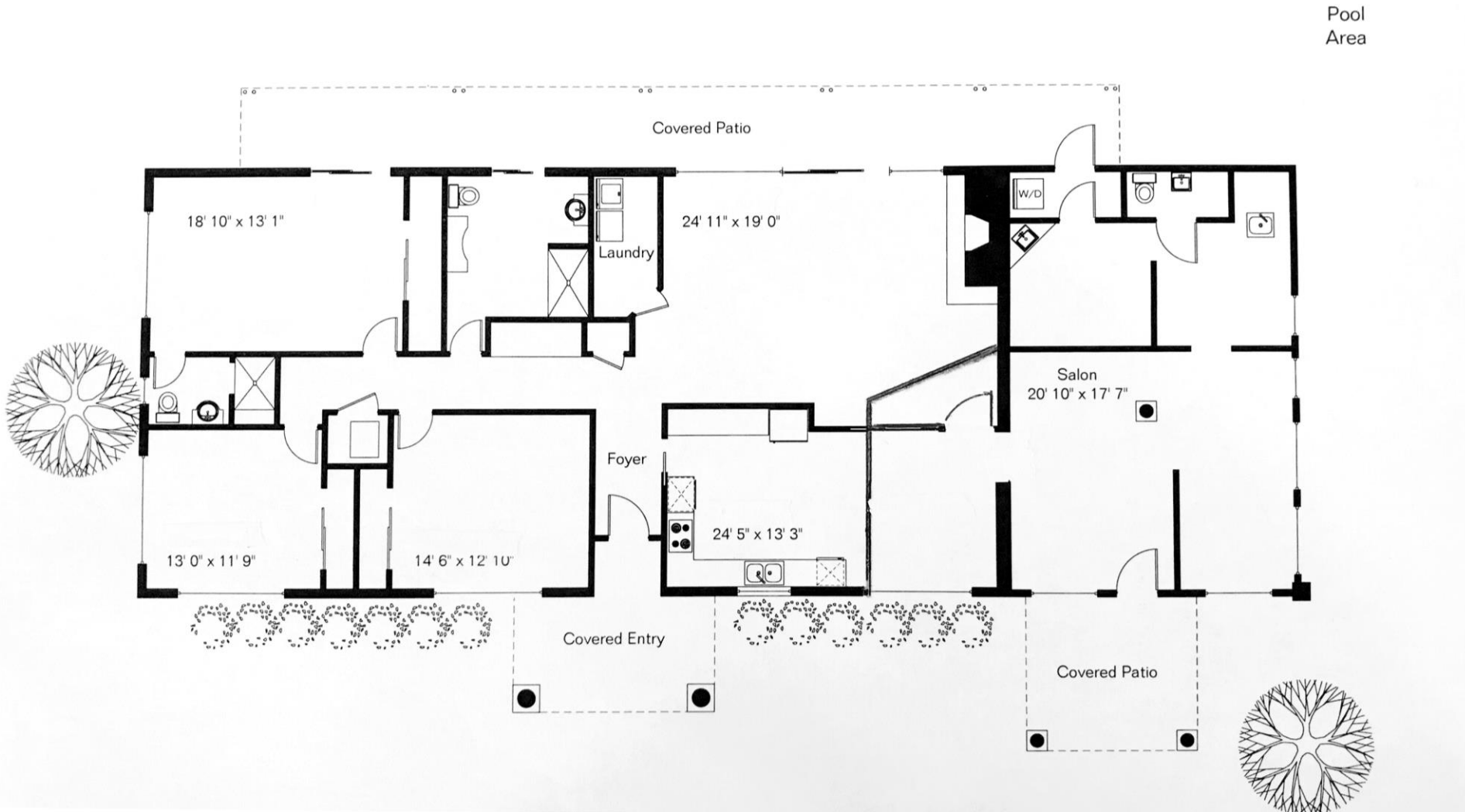
# FREESTANDING OWNER/USER OPPORTUNITY

Salon | Wellness | Assisted Living | Child Care | Medical

1102 W Ina Rd Tucson, AZ 85704



## EXISTING FLOOR PLAN



**Aaron LaPrise** / Principal / [alaprise@picor.com](mailto:alaprise@picor.com) / +1 520 546 2770

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance  
2/18/2026

Cushman & Wakefield Copyright 2025. Artificial intelligence (AI) may have been used in the drafting or creation of this document. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

# FREESTANDING OWNER/USER OPPORTUNITY

Salon | Wellness | Assisted Living | Child Care | Medical

1102 W Ina Rd Tucson, AZ 85704



## HEALTH & WELLNESS SUITE



# FREESTANDING OWNER/USER OPPORTUNITY

Salon | Wellness | Assisted Living | Child Care | Medical

1102 W Ina Rd Tucson, AZ 85704

CUSHMAN & WAKEFIELD

PICOR

## SALON SUITE



# FREESTANDING OWNER/USER OPPORTUNITY

Salon | Wellness | Assisted Living | Child Care | Medical

1102 W Ina Rd Tucson, AZ 85704

