



5981

E GRANT ROAD

TUCSON, AZ 85712

LEV ROSE  
COMMERCIAL REAL ESTATE

*Medical Office Condo For Sale or Lease*



# PROPERTY SUMMARY



**\$830,000 (\$250.15/SF)**  
ASKING PRICE



**\$19.00/SF (NNN)**  
SQUARE FOOTAGE



**±3,318 SF**  
SQUARE FOOTAGE



**2008**  
YEAR BUILT



**O-3, CITY OF TUCSON**  
ZONING



**110-16-3630, 110-16-3640,  
110-16-3650, 110-16-3660**  
PARCEL NUMBER



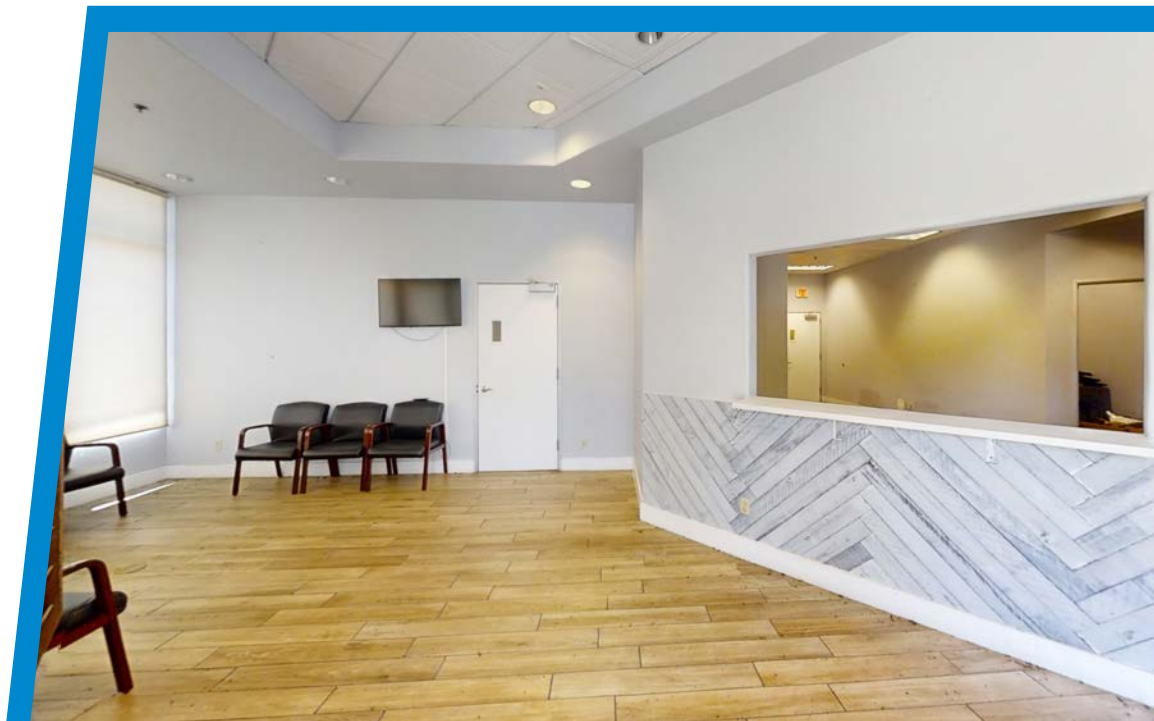
**5.00/1,000 SF**  
**3 Covered Reserved**  
PARKING



**\$12,070.25 (\$3.64/SF)**  
2024 TAXES

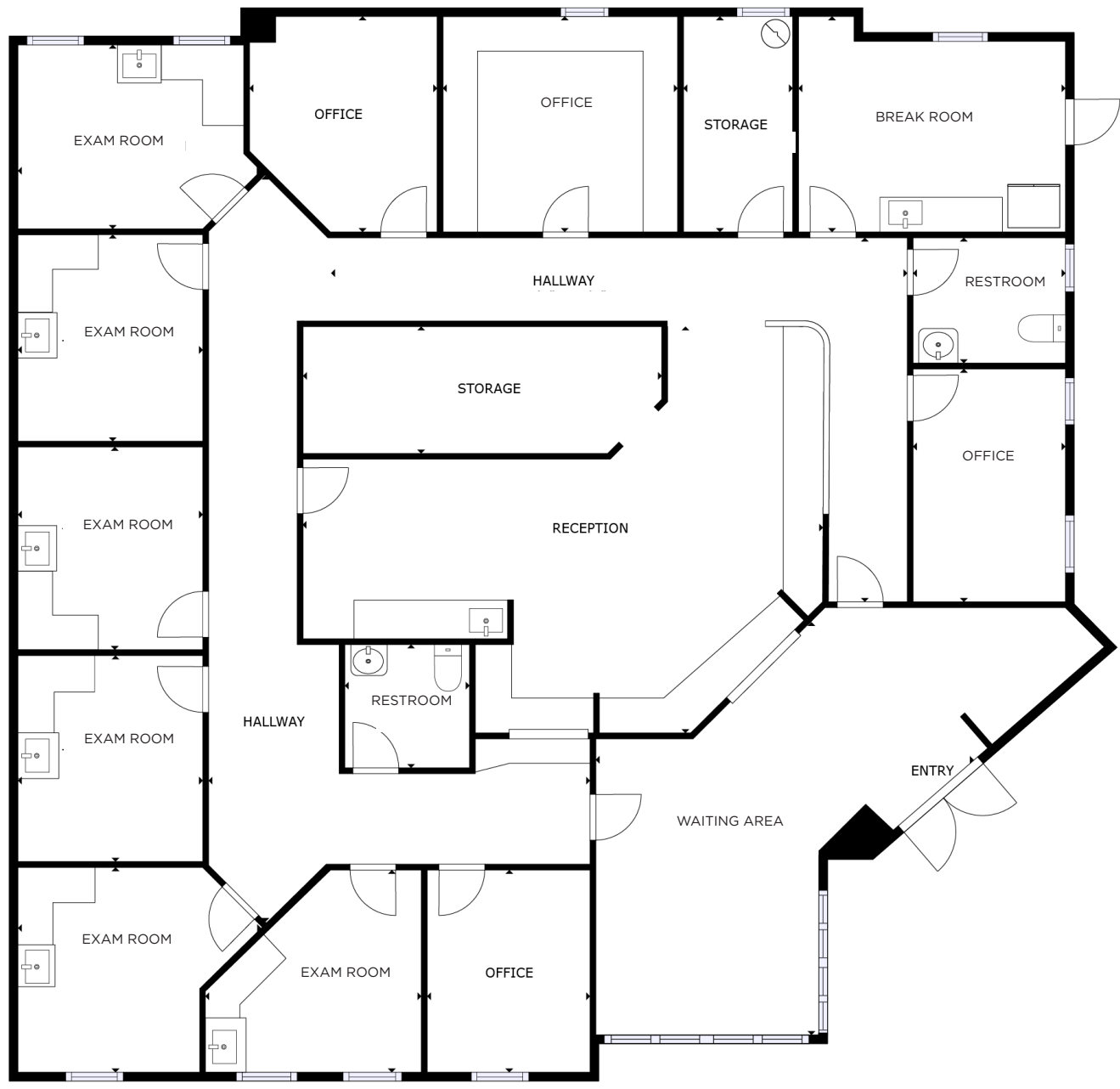
# PROPERTY HIGHLIGHTS

- Tremendous Window Exposure Allowing an Ample Amount of Natural Light into the Office
- Effortless Pull Up Parking for Easy Access to the Suite
- Close Proximity to Tucson Medical Center & St. Josephs Hospital
- Amenity Rich Location with Numerous Restaurant and Retail Establishments
- Highly Desired Professional and Medical Office Complex



# FLOOR PLAN ±3,318 SF

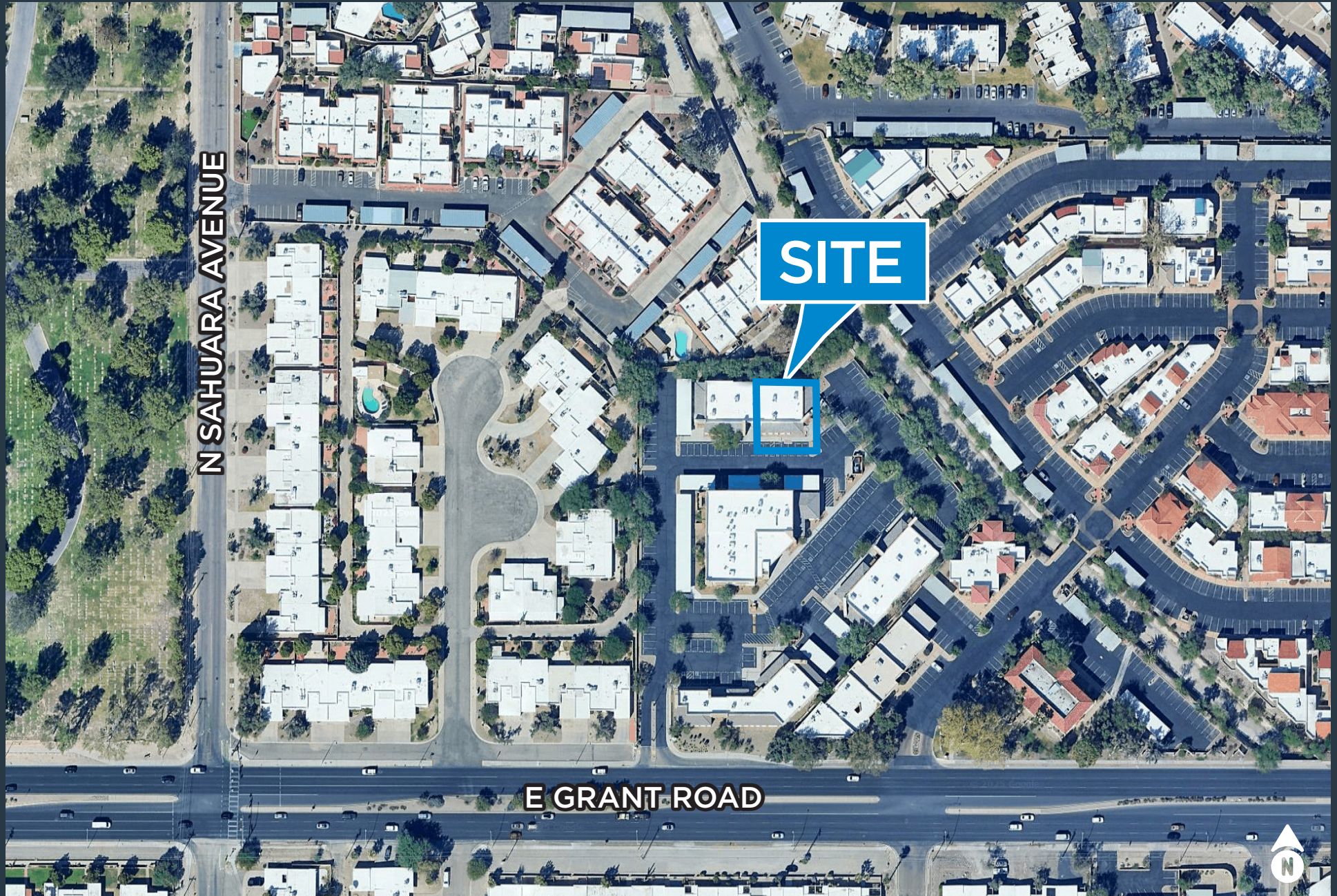
 VIEW VIRTUAL TOUR





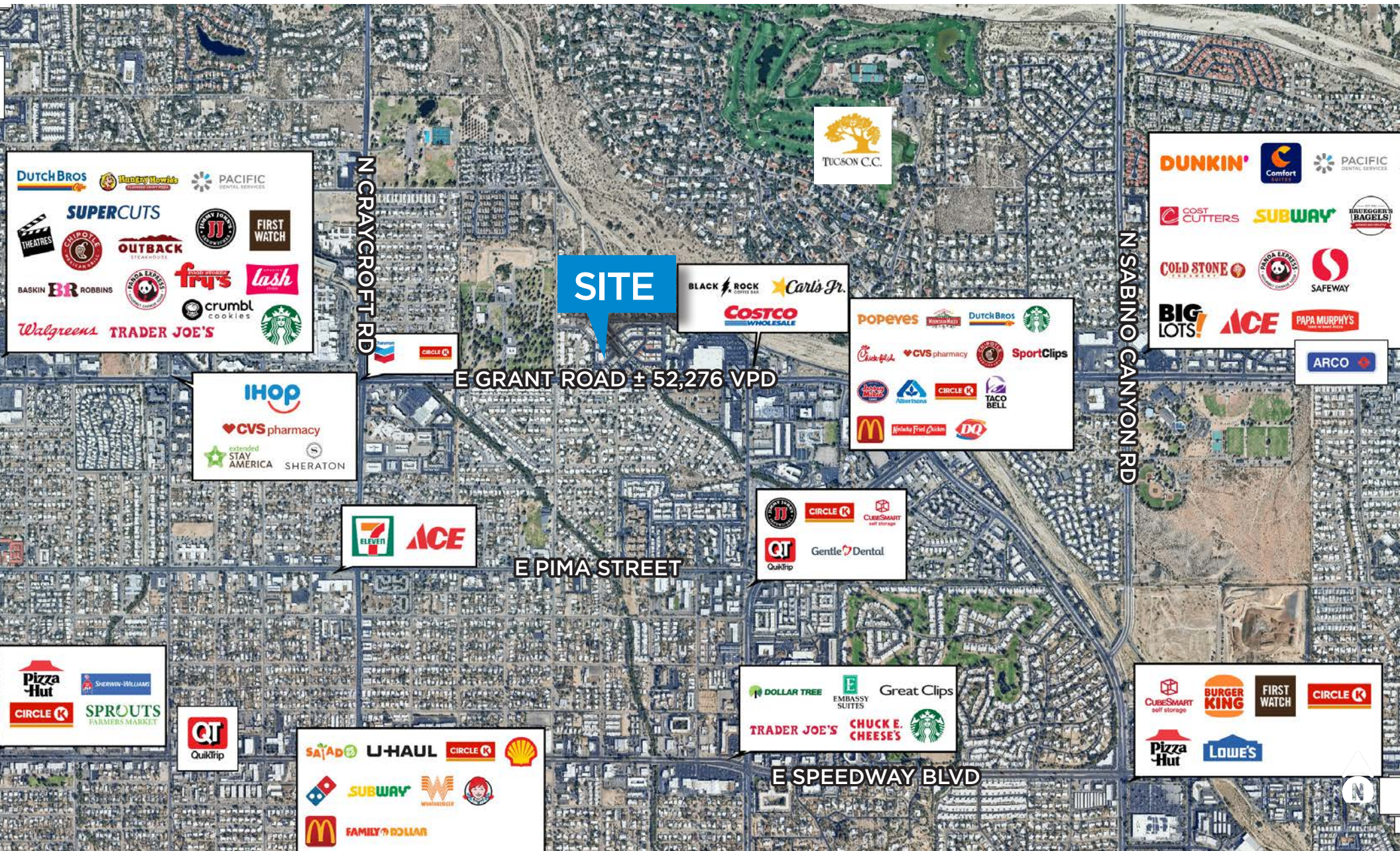


# SITE OVERVIEW

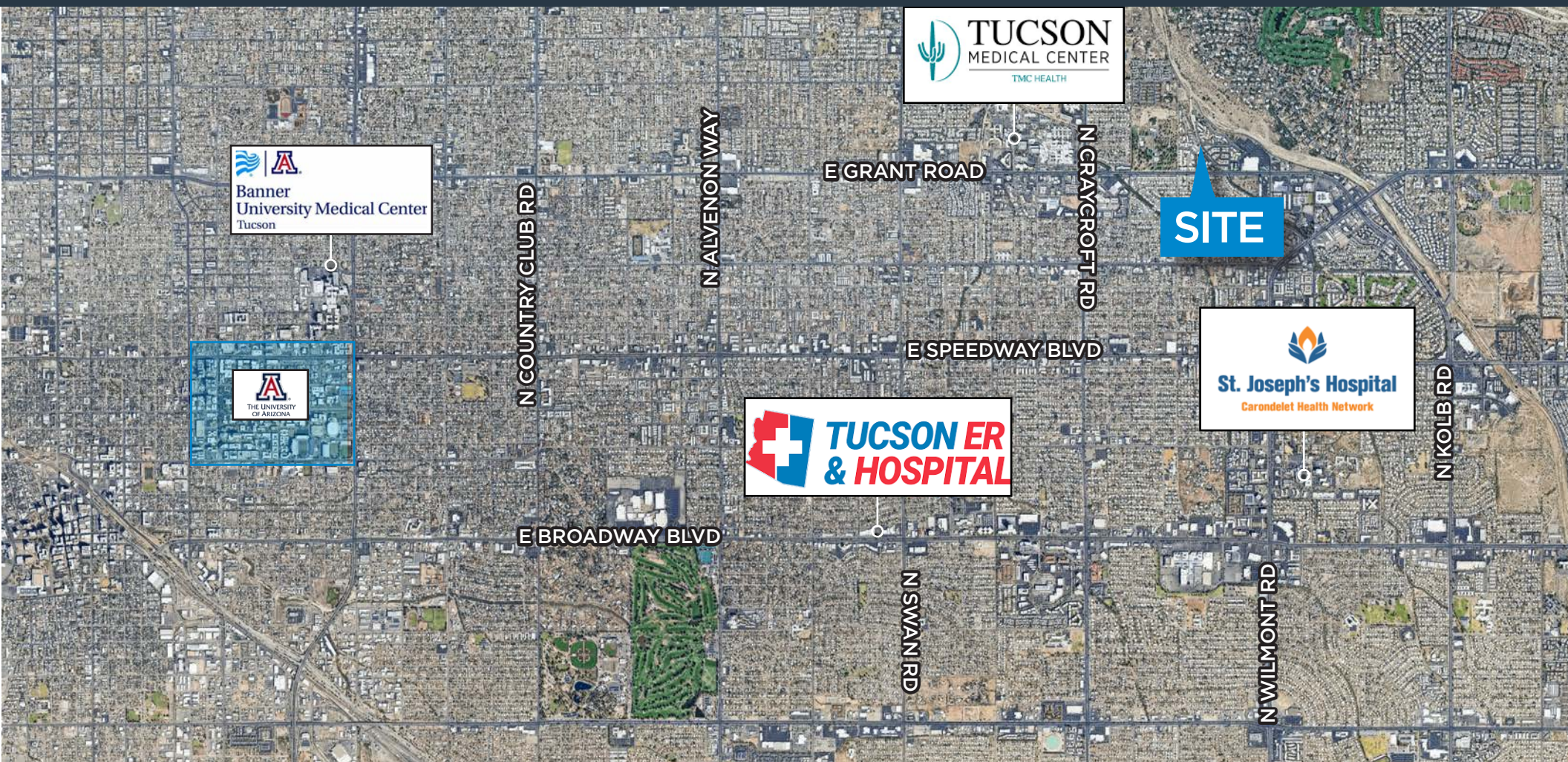




# LOCATION AMENITIES







## PROXIMITY TO MAJOR HOSPITALS

16 MIN

To University Medical  
Center - Banner

3 MIN

To Tucson Medical Center

8 MIN

To St. Josephs  
Hospital

11 MIN

To Tucson ER &  
Hospital



# DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
2024	10,913	96,807	255,708
2029	11,267	100,484	264,941

## 2023 POPULATION BY AGE



	1 MILE	3 MILES	5 MILES
Median Age	41.6	42.80	40.20
Average Age	43.00	43.50	41.70

## HOUSEHOLDS

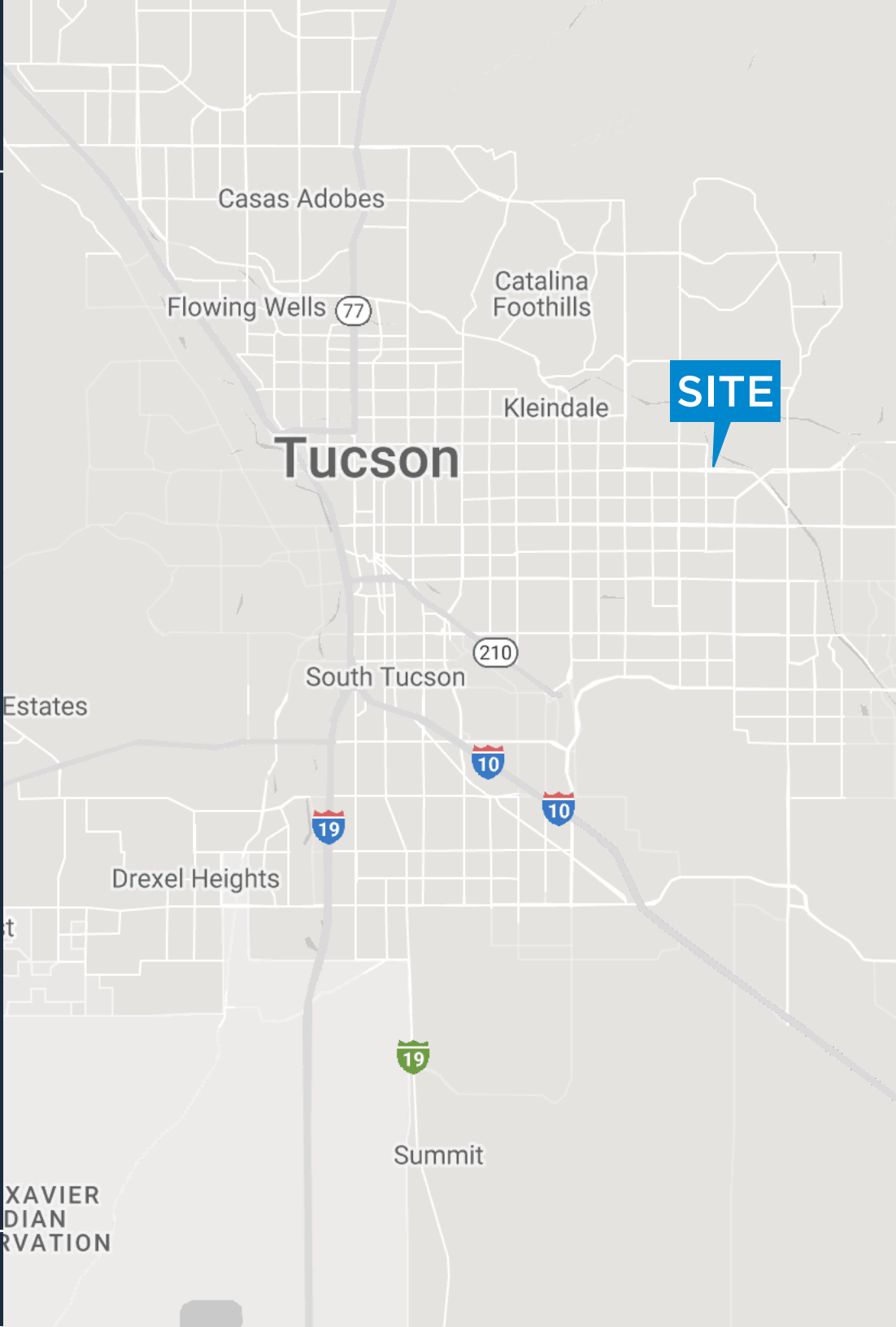


	1 MILE	3 MILES	5 MILES
2024	5,432	47,594	119,976
HH Growth 2024-2029:	0.6%	0.8%	0.7%

## AVERAGE HOUSEHOLD INCOME



	1 MILE	3 MILES	5 MILES
2024	\$66,144	\$75,260	\$77,543







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