



FOR SALE

# 1,668 SF MEDICAL OFFICE SPACE

## SALE PRICE: \$315,000

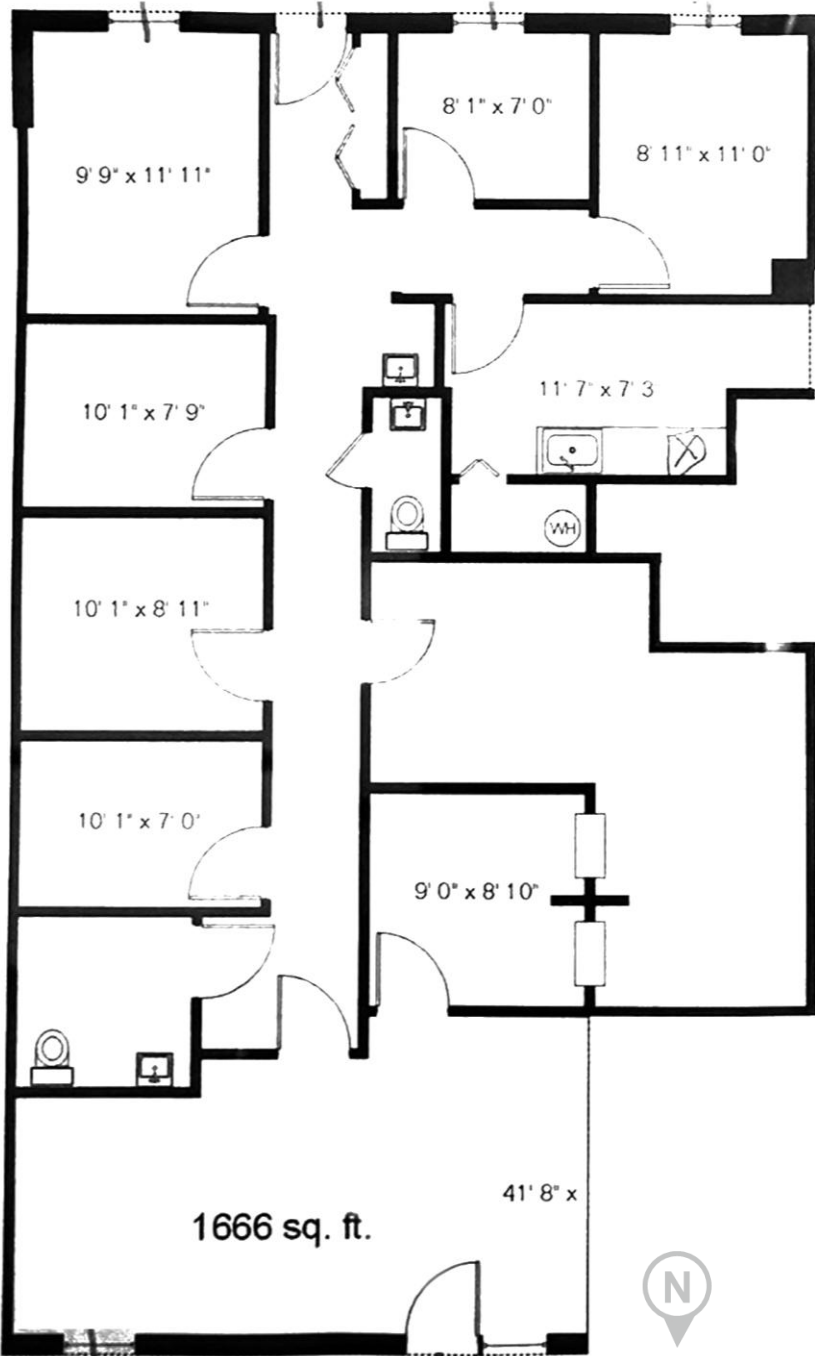
### Key Features

- Recently updated office in a medical complex, close to two major hospitals
- Streamlined check-in/check-out windows for efficient patient flow
- Private doctor's office for confidential consultations
- Staff break area for comfort and convenience
- 2 restrooms, 1 ADA compliant

### Property Details

HOA Fee	\$208/Month
Parcel Size	1,670 SF
Assessor Parcel No.	133-17-047A
Property Taxes	\$2,783.31
Zoning	O-3
Year Built	1979
Parking	1 reserved covered parking space; surface parking

### Floor Plan



Molly Mary Gilbert  
Office Properties  
+1 520 546 2766  
[mgilbert@picor.com](mailto:mgilbert@picor.com)

picor.com



**Molly Mary Gilbert**  
**Office Properties**  
**+1 520 546 2766**  
[mgilbert@picor.com](mailto:mgilbert@picor.com)

picor.com

### Trade Map



Molly Mary Gilbert  
Office Properties  
+1 520 546 2766  
[mgilbert@picor.com](mailto:mgilbert@picor.com)

picor.com

## Tucson Market Overview



**1.08M**  
TUCSON MSA  
POPULATION



**459,300**  
TOTAL  
HOUSEHOLDS



**37%**  
COLLEGE  
EDUCATION



**0.5%**  
POPULATION  
GROWTH RATE  
(YOY)



**\$76,000**  
MEDIAN HOUSEHOLD  
INCOME



**4.2%**  
UNEMPLOYMENT  
RATE



**54,384**  
UNIVERSITY OF ARIZONA  
TOTAL ENROLLMENT, 2026

- TIER 1 - PRIMARY CARE & TIER 2 - RESEARCH
- #2 MANAGEMENT INFORMATION SYSTEMS
- #4 BEST FOR VETERANS
- #8 SPACE SCIENCE (GLOBAL)
- #32 BEST UNDERGRAD BUSINESS PROGRAM
- TOP 50 PUBLIC UNIVERSITY
- #115 BEST GLOBAL UNIVERSITY

### LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 15,000±
2. RAYTHEON MISSILE SYSTEMS- 12,000±
3. DAVIS-MONTHAN AFB- 11,000±
4. BANNER HOSPITAL - 7,000±

### RECENT INDUSTRY ARRIVALS & EXPANSIONS

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

Sources: BLS, BEA, Federal Reserve, Moody's Analytics, arizona.edu, suncorridorinc.com, US News & Report, Sites USA  
Cushman & Wakefield | PICOR 3/30/2026

Molly Mary Gilbert  
Office Properties  
+1 520 546 2766  
[mgilbert@picor.com](mailto:mgilbert@picor.com)

picor.com