

PRICE REDUCED:
\$1,100,000 (\$100.18/SF)**FOR SALE****10,980 SF MEDICAL / R&D / RETAIL / OFFICE SPACE****~~SALE PRICE: \$1,690,000 (\$153.92/SF)~~****PRICE REDUCED: \$1,100,000 (\$100.18/SF)****Key Features**

- Zoning and approved building plans in place to build out an in-patient drug and alcohol treatment center for 47 beds
- Abundant amenities located within a 1-mile radius of property
- Located in historic Blenman Elm neighborhood
- Shell condition
- Free standing building
- Ample parking on property
- Property use also zoned for R&D, Retail, or Office

Property Details

Possession	Immediate
Year Built	1970
Zoning	C-1, City of Tucson
Assessor Parcel No.	123-02-288A
Parking	±37 Spaces

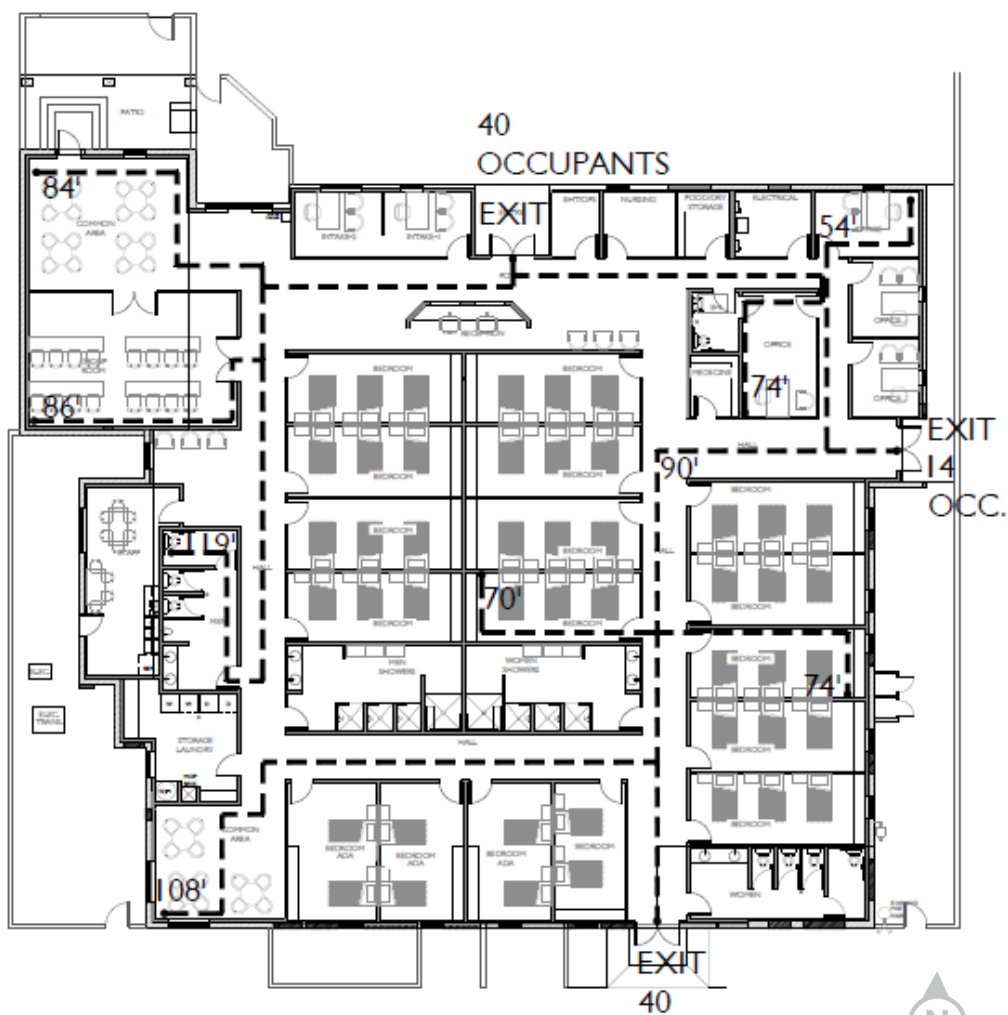
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Proposed and Approved Drug and Alcohol Treatment Center Layout (47 Beds)



SLEEPING AREA:

4142 S.F.

1560 S.F.

TOTAL 5702 S.F. / 120 =
47.5 OCCUPANTS

OUTPATIENTS AREAS:

2042 MEN REST ROOM

831 SHOWERS

320 WOMEN REST ROOM

TOTAL 3,193 / 100 = 31.9

OFFICE/ LAUNDRY:

OFFICE, MEDICINE, BREAK ROOM
2,085 / 150 = 13.9 OCCUPANTS

TOTAL OCCUPANTS

93.3 = 94 OCCUPANTS

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FOR SALE

2501 E ELM ST TUCSON, AZ 85716

Trade Map



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Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



456,600
TOTAL
HOUSEHOLDS



35%
COLLEGE
EDUCATION



1.1%
POPULATION
GROWTH RATE



\$74,400
MEDIAN HOUSEHOLD
INCOME



3.9%
UNEMPLOYMENT
RATE



THE UNIVERSITY
OF ARIZONA

56,544
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

- #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

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
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