

FREESTANDING BUILDING



**CLICK TO VIEW
AERIAL TOUR**

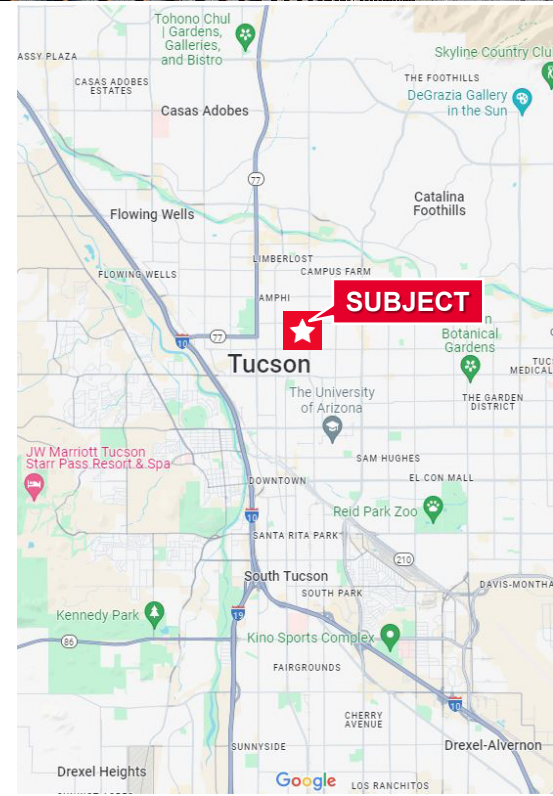
**7,816 SF Ghost Kitchen / Commissary
1.01 Acre Lot (1st Avenue Frontage)
Sale Price: \$1,950,000**

Property Highlights

- 18 independently-metered kitchens
- 16 kitchens with 9' exhaust hoods
- 2 kitchens with 12' exhaust hoods
- 100% HVAC
- Central grease trap
- 3 make up air units (MAUs) providing make up supply air to 18 hoods in kitchens
- 2 dedicated outside air units (DOAS) providing supply air to the common areas
- Dedicated WIC storage
- Security cameras cover entry and exit points, corridors, and shared storage area

Property Details

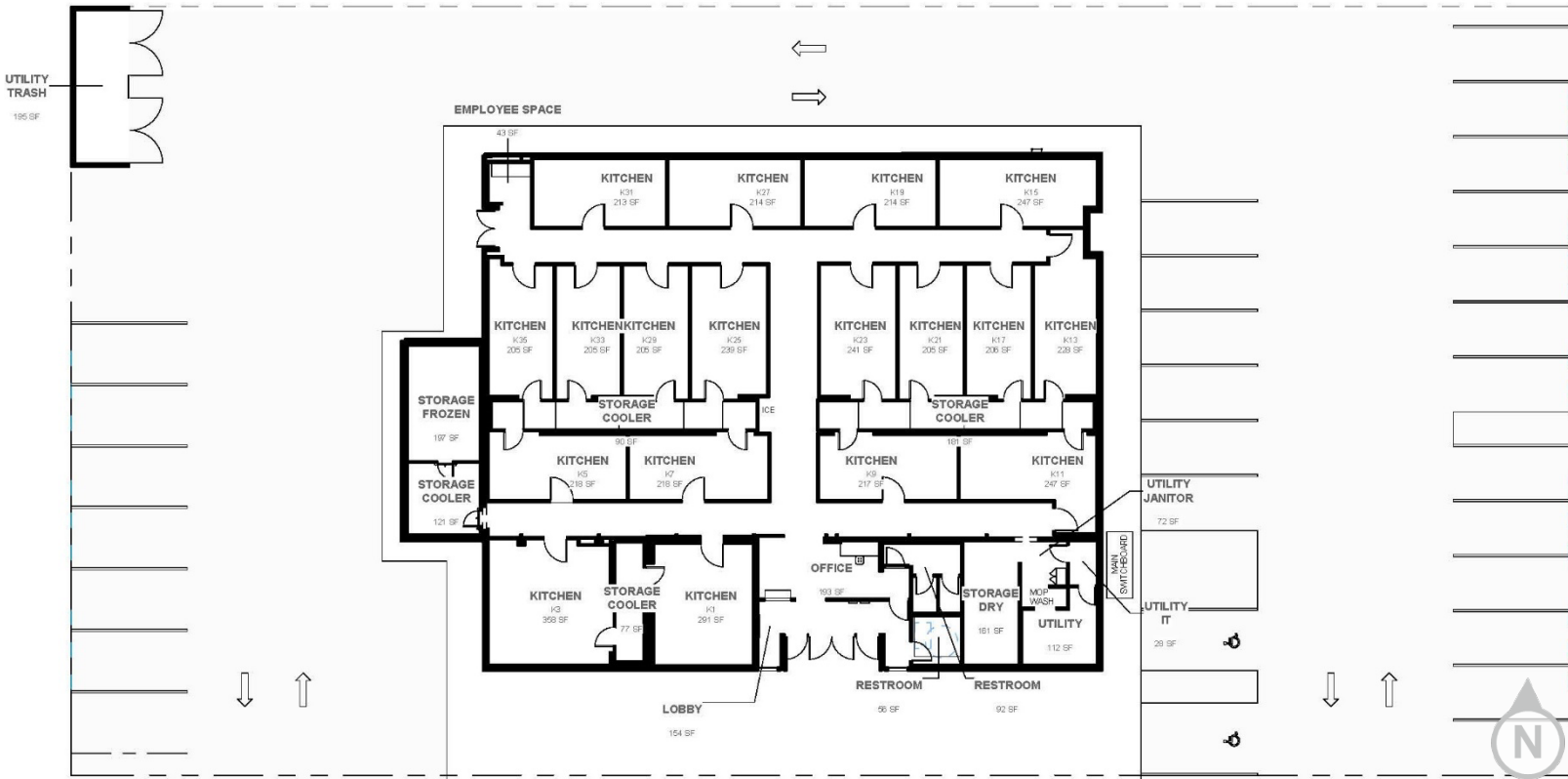
Possession	Immediate
Parcel Size	1.01 AC
Zoning	C-2, City of Tucson
Power	3-phase, 800 amps
Year Built	1971 (highly improved in 2021)
Parking	100 spaces



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Site Plan



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Property Photos

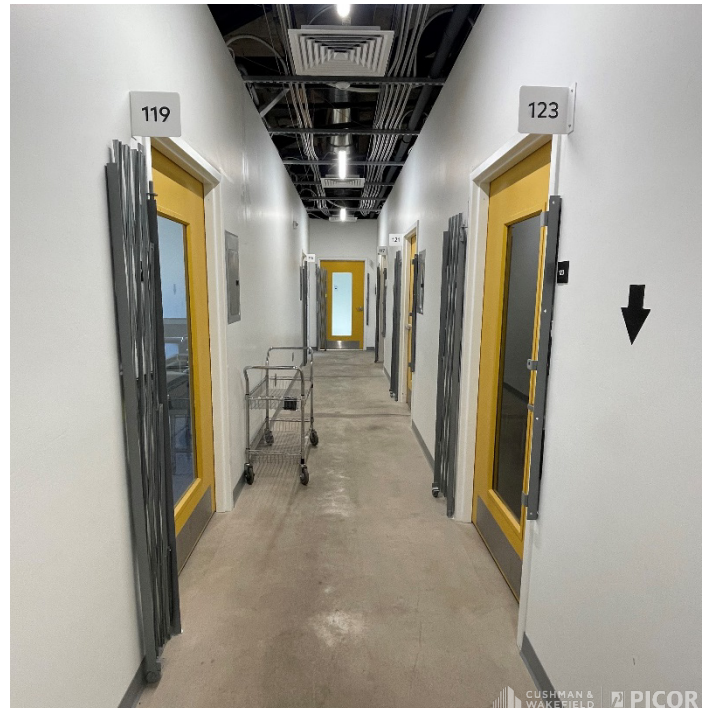


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12/11/2024

Property Photos



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TUCSON MARKET OVERVIEW

 **1.08M**
TUCSON MSA
POPULATION

 **484,397**
TOTAL
HOUSEHOLDS

 **35%**
COLLEGE
EDUCATION

 **0.75%**
POPULATION
GROWTH RATE

 **\$64,323**
MEDIAN HOUSEHOLD
INCOME

 **3.2%**
UNEMPLOYMENT
RATE

 **53,187**
UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2023

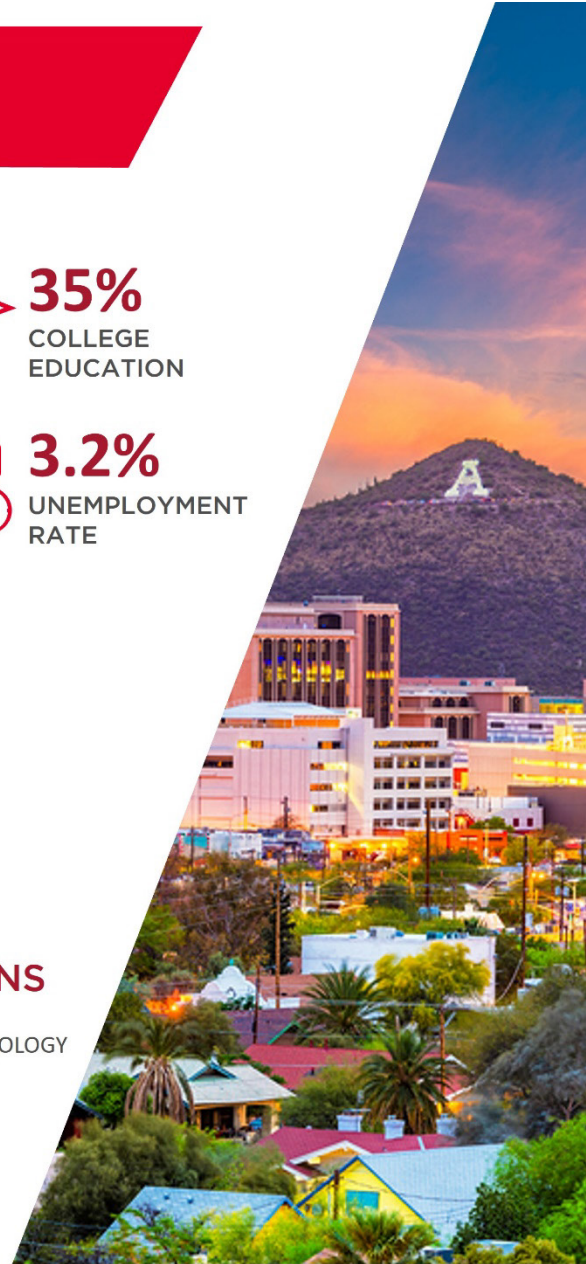
- #3 MANAGEMENT INFORMATION SYSTEMS
- #10 SPACE SCIENCE
- #17 MEDICINE
- #18 EDUCATION
- #47 BEST BUSINESS SCHOOLS
- #48 TOP PUBLIC SCHOOL
- #54 UNDERGRAD ENGINEERING PROGRAMS
- #67 COLLEGES FOR VETERANS
- #99 BEST GLOBAL UNIVERSITY

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,699
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,769
4. STATE OF ARIZONA – 8,580

RECENT INDUSTRY ARRIVALS & EXPANSIONS

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



Sources: arizona.edu, suncorridorinc.com, US News & Report, Sites USA
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