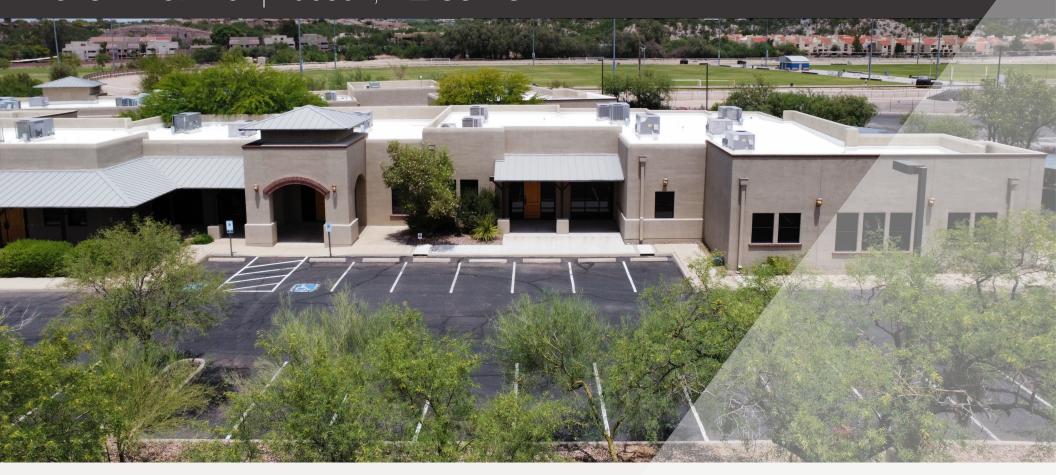
OFFICE FOR LEASE/SALE RILLITO BUSINESS PARK 4578 N 1st Ave | Tucson, AZ 85718



Kyle Kilgore 520 999 3736 kyle.kilgore@naihorizon.com Phil Skillings 520 326 4500 phil.skillings@naihorizon.com



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Rillito Business Park

BUILDING SUMMARY

LOCATION

4578 N 1st Ave | Tucson, AZ 85718

AVAILABLE SPACE

For Sale: ±4,373 SF - 9,603 SF

For Lease: ±1,614 SF - 9,603 SF

FOR LEASE

\$17.50/SF NNN

FOR SALE

\$2,400,750 | \$250/SF

ZONING

PRIMARY USE

Office

CONSTRUCTION TYPE



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.





PROPERTY FEATURES

- Above average interior finishes
- Well maintained common areas
- Can be divided for multiple tenants

LOCATION FEATURES

- Located in the Rillito Business Park
- Ample on-site covered and surface parking
- Conveniently located near the Foothills amenities

Demographics	1 Mile	3 Miles	5 Miles
Population	11,924	95,757	227,873
Average Age	35.8	39	38.1
Average HH Income	\$882,586	\$80,970	\$89,768
Employed Population	6,764	48,629	113,613

Traffic Counts	VPD
N 1st Avenue	26,000
E River Road	45,000

PROPERTY PHOTOS

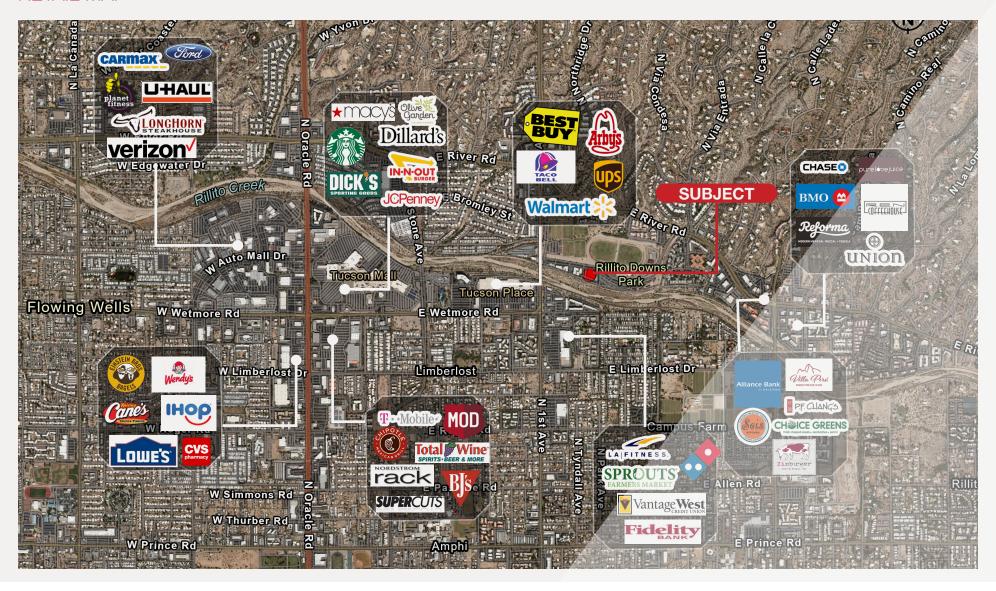








RETAIL MAP



RILLITO BUSINESS PARK

4578 N 1st Ave | Tucson, AZ 85718

CONTACT US:

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