

# OFFICE FOR LEASE/SALE RILLITO BUSINESS PARK

4578 N 1st Ave | Tucson, AZ 85718



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# Rillito Business Park

## PROPERTY OVERVIEW

### BUILDING SUMMARY

#### LOCATION

4578 N 1st Ave | Tucson, AZ 85718

#### AVAILABLE SPACE

For Sale:  $\pm 4,373$  SF - 9,603 SF

For Lease:  $\pm 1,614$  SF - 9,603 SF

#### FOR LEASE

\$17.50/SF NNN

#### FOR SALE

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

#### ZONING

C-2

#### PRIMARY USE

Office

#### CONSTRUCTION TYPE

Masonry



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## 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





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## CONTACT US:

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