



FOR SALE OR LEASE

8,140 SF MEDICAL OFFICE
SALE PRICE: \$2,849,000 (\$350 SF)
LEASE RATE: \$28.50 SF NNN

Key Features

- Prestigious Foothills location in Skyline Esplanade
- High-end Medical improvements can be modified for Professional Office
- Interior includes 7 exams, 2 labs, 5 offices, conference areas, waiting - reception area, break room, 4 restrooms
- Building can be demised for two tenants
- At-door parking + 7 reserved covered spaces
- Stunning mountain and city views
- Assessor Parcel 108-02-5060, Pima Country "TR" Zoning, 2025 RE Taxes \$31,348.62



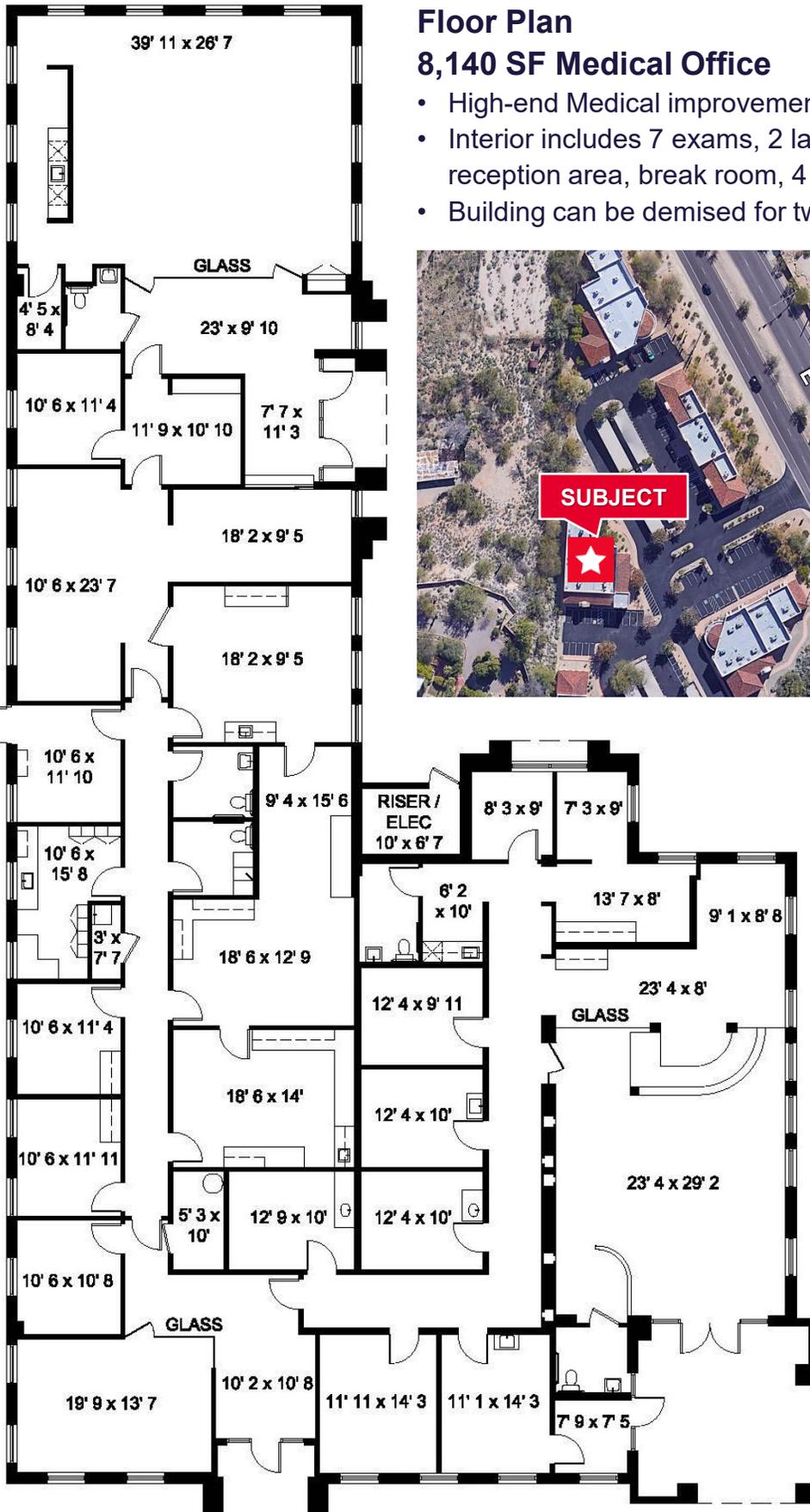
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Floor Plan

8,140 SF Medical Office

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Property Photos



Lobby



, Physician's Office or Small Conference Room



Exam Room



Procedure Room

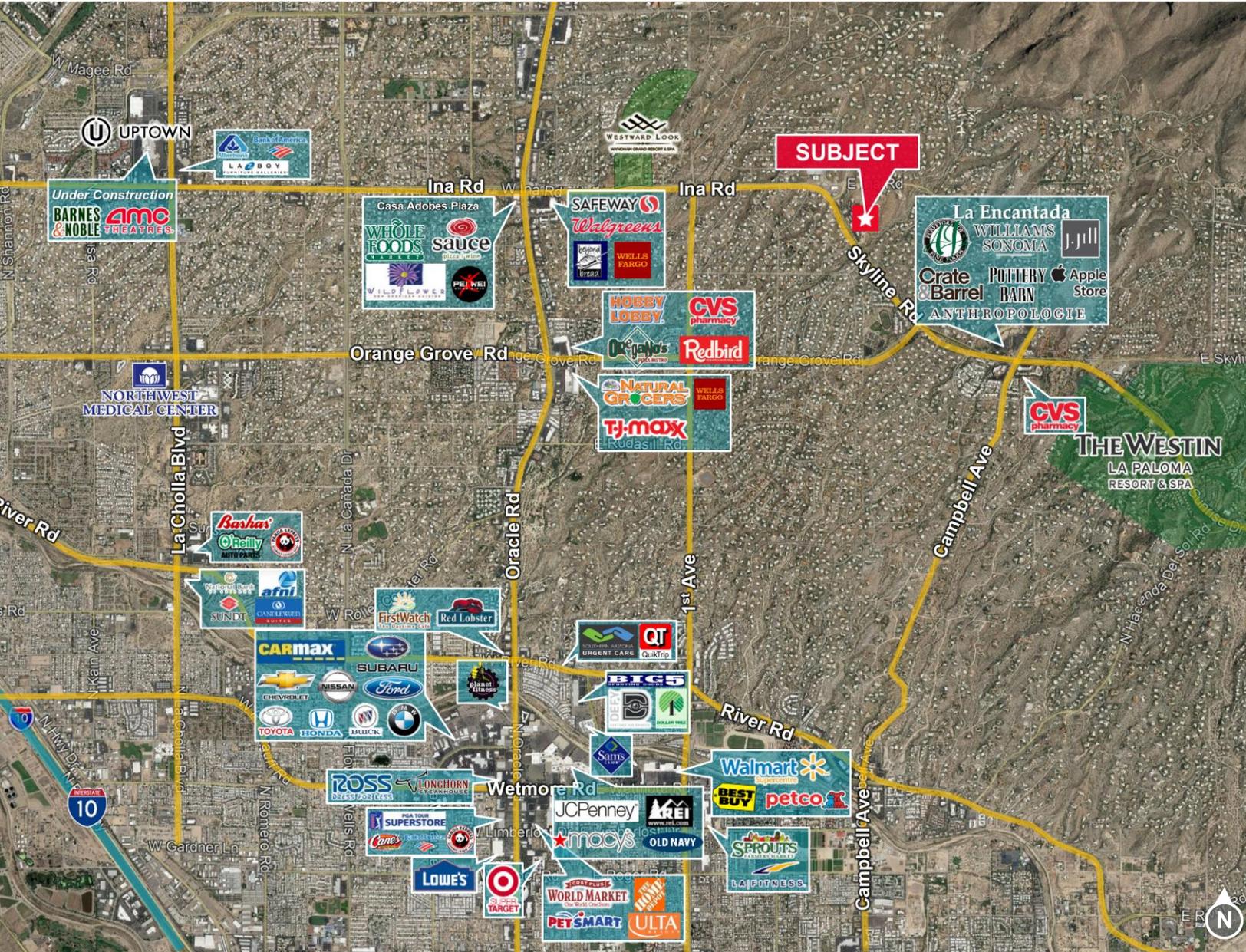


Secondary Lobby



Conference Room with Kitchenette

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



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 BESTCOLLEGES 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
Cushman & Wakefield | PICOR 06/18/2025

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