



FOR SALE

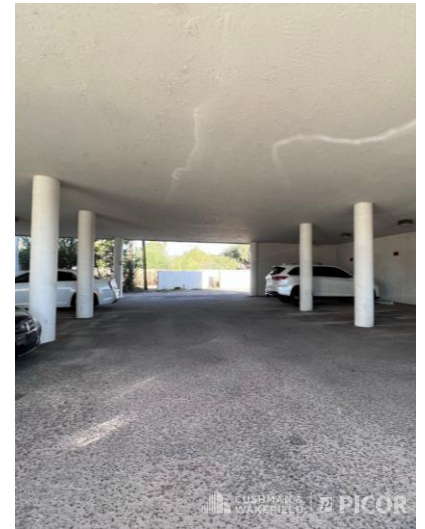
3,049 SF OFFICE SPACE
SALE PRICE: \$575,000

Key Features

- Single-tenant office building on Tucson's Sunshine Mile.
- Central Broadway corridor location with numerous dining, retail, and service amenities within walking distance.
- Direct elevator access from under-building covered parking to the office level, with pricing adjusted to account for needed elevator upgrades.
- On a major bus route along Broadway Blvd, offering easy transit access for employees and visitors.
- Conveniently close to Downtown Tucson and the University of Arizona, ideal for professional and institutional users.
- 16 on-site parking spaces (12 covered) – a strong parking ratio for a small office building on the Sunshine Mile.

Property Details

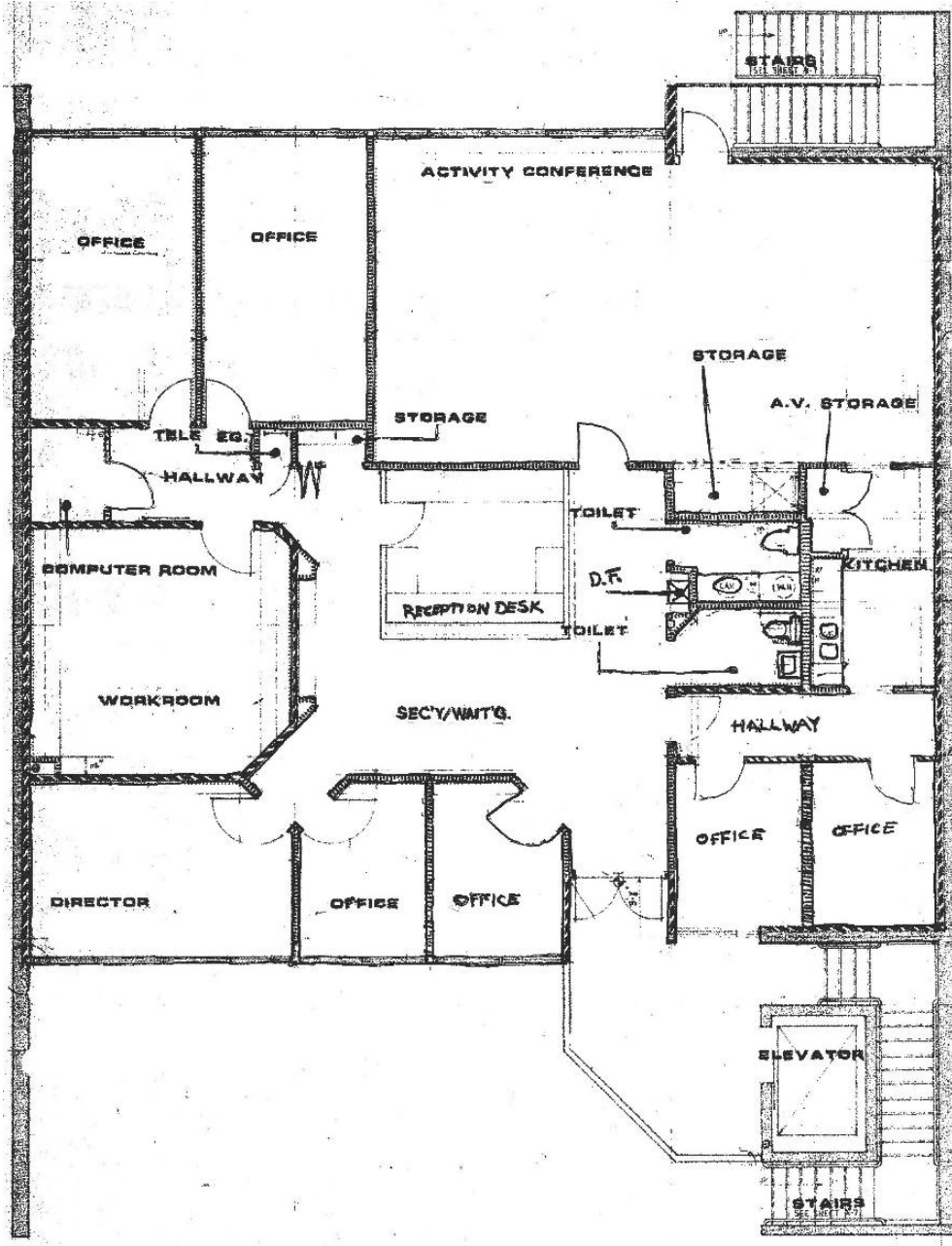
Parcel Size	7,450 SF
Assessor Parcel No.	125-09-1120
Property Taxes (2025)	\$5,420.54
Zoning	C-1, City of Tucson
Year Built	1986
Parking	16 (12 covered)
Other	Located in recently completed Sunshine Mile
Owner	Owner is a licensed Broker in the State of Arizona



Molly Mary Gilbert, CCIM
Office Properties
+1 520 546 2766
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picor.com

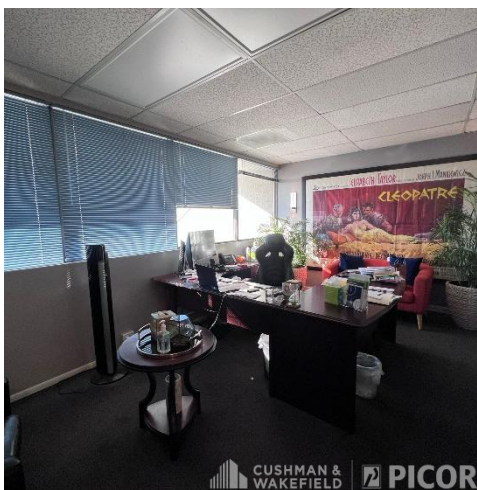
Floor Plan – 3,049 SF



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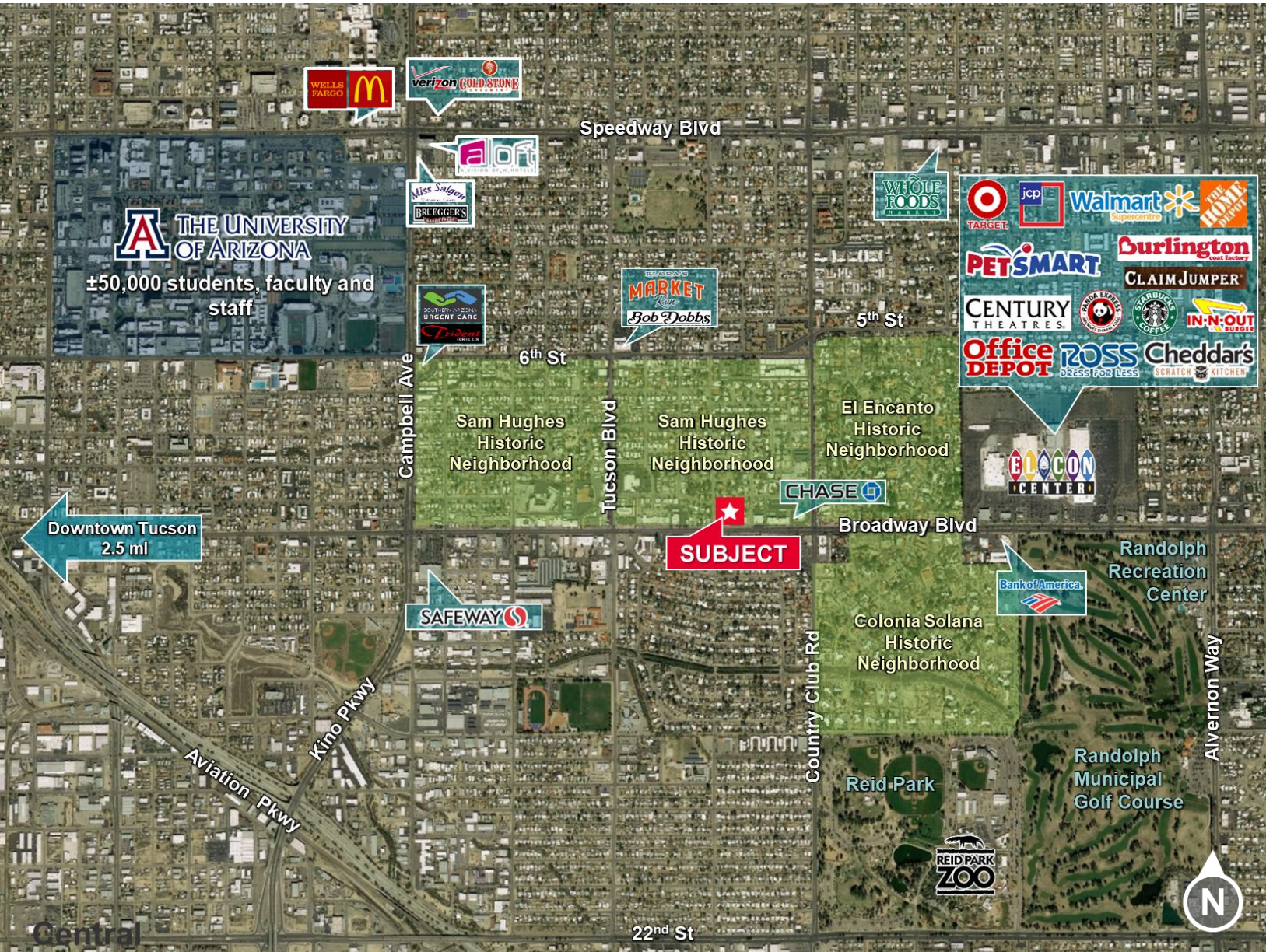
Property Photos



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Trade Map



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Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



456,600
TOTAL
HOUSEHOLDS



35%
COLLEGE
EDUCATION



0.6%
POPULATION
GROWTH RATE
(YOY)



\$74,000
MEDIAN HOUSEHOLD
INCOME



4.2%
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
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