

OFFICE / MEDICAL PROPERTY FOR LEASE



6246 E PIMA ST
TUCSON, AZ 85712



OFFERING SUMMARY

County	Pima
Frontage	0.00 Ft
Coordinates	32.242486,-110.859130
Zoning type	Office O-3
Year built	2001
Building S. ft.	3561

PROPERTY OVERVIEW

This property offers an exceptional location midway between Tucson Medical Center (TMC) and St. Joseph's Hospital, two of the region's premier healthcare institutions. Situated within Tucson's primary medical services corridor, the site provides outstanding visibility, access, and long-term positioning for healthcare, retail, or professional uses.

- Prime Healthcare Corridor:
Centrally located between TMC and St. Joseph's Hospital, capturing patient, staff, and visitor traffic from both facilities.
- High-Visibility Location:

PROPERTY HIGHLIGHTS

- 5 acre professional medical office park strategically located between two major hospitals.
Easy access to Pima st., Wilmot rd. and Rook. Surrounded by an area that is almost completely built out with very few buildable lots. Within close proximity are neighborhood shopping centers, strip centers, convenience stores, and a Regional Mall
Located within the office park is Sonoran family practice, NextCare urgent Care, Agility Physical Therapy, Arizona Hearing, Buena Vida Dental, Pima Pain Center, Dr. Jeffrey DuBois, Schlotzsky's, CDA, Aliens Accounting and King & Erickson



Whirlygig Properties, LLC
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,022	104,529	257,557
2010 Population	11,898	103,577	253,497
2025 Population	12,948	107,080	257,566
2030 Population	12,996	106,779	256,734
2025-2030 Growth Rate	0.07 %	-0.06 %	-0.06 %
2025 Daytime Population	20,951	124,075	258,739

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	786	5,325	11,900
\$15000-24999	699	5,107	10,540
\$25000-34999	703	5,105	11,205
\$35000-49999	808	6,694	14,931
\$50000-74999	1,269	8,316	20,712
\$75000-99999	684	6,213	13,863
\$100000-149999	1,115	7,950	19,218
\$150000-199999	360	3,891	9,200
\$200000 or greater	435	4,040	10,595
Median HH Income	\$ 56,330	\$ 60,719	\$ 63,576
Average HH Income	\$ 79,604	\$ 87,635	\$ 93,254

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	6,051	48,804	113,542
2010 Total Households	5,957	48,785	113,949
2025 Total Households	6,858	52,642	122,166
2030 Total Households	6,977	53,317	123,715
2025 Average Household Size	1.78	1.98	2.07
2025 Owner Occupied Housing	3,076	27,356	68,058
2030 Owner Occupied Housing	3,408	29,641	73,279
2025 Renter Occupied Housing	3,782	25,286	54,108
2030 Renter Occupied Housing	3,569	23,676	50,436
2025 Vacant Housing	484	4,144	9,859
2025 Total Housing	7,342	56,786	132,025



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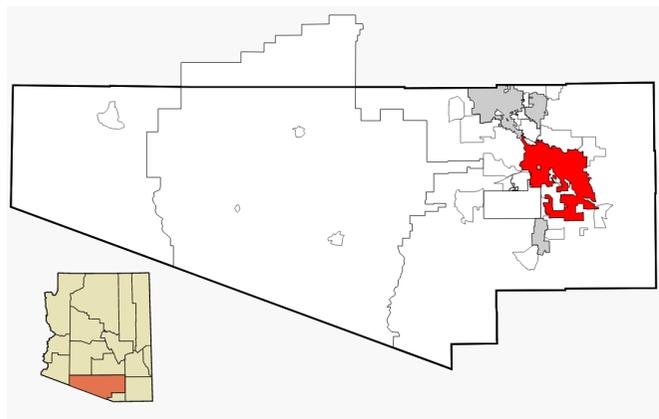
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ABOUT TUCSON

Tucson (; O'odham: Cuk Ṣon; Spanish: Tucson) is the county seat and most populated city of Pima County, Arizona, United States. It is the second-most populous city in Arizona with a population of 542,630 at the 2020 census, behind only Phoenix, while the Tucson metropolitan statistical area has an estimated 1.08 million residents and is the 52nd-largest metropolitan area in the U.S. Tucson and Phoenix anchor the Arizona Sun Corridor. The city is 108 miles (174 km) southeast of Phoenix and 60 mi (100 km) north of the United States–Mexico border.



CITY OF TUCSON

Incorporated 2/6/1877

AREA

City	241.3 sq mi
Land	241 sq mi
Water	0.3 sq mi
Elevation	2388 ft

POPULATION



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