

FOR SALE

84,677 SF



CUSHMAN &
WAKEFIELD



PICOR



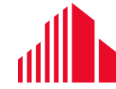
OFFICE / MEDICAL SPACE

1111-1181 N EL DORADO PLACE, TUCSON, AZ 85715

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INVESTMENT OVERVIEW



CUSHMAN &
WAKEFIELD



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Cushman & Wakefield is pleased to present for sale 1111–1181 N El Dorado Place, a strategically located, multi-building property in Tucson, Arizona. This 84,677 square foot property is comprised of five 3-story buildings situated at Speedway Blvd and Wilmot Rd, offering direct ingress and egress from both major arterials.

The property is fully condominiumized, allowing for flexible sale strategies—either as a complete asset or on a suite-by-suite or building-by-building basis. This structure enables investors or owner-users to capitalize on future leasing activity, targeted dispositions, or user acquisitions.

Current tenancy includes Clarvida, a long-term anchor tenant occupying 22,850 SF, and a new lease-up pipeline beginning May 2025, adding further value and cash flow stability.

The offer includes 23,557 SF of shell space, providing significant upside for investors to attract quality tenants or reimagine the layout for medical, office, or service-based users. The current zoning supports a variety of commercial uses, adding flexibility and long-term positioning for redevelopment or repositioning strategies.

Strategically positioned between Tucson Medical Center and St. Joseph's Hospital, the property is ideally suited for medical office, behavioral health, or other healthcare-related tenants, as well as general office users. The location offers strong connectivity, visibility, and access to the broader Tucson market.

The property is located within walking distance of high-traffic amenities including Trader Joe's, Beyond Bread, and Starbucks—making it an attractive destination for tenants and visitors alike.

This is your opportunity to acquire a highly visible, flexible, and value-add asset in a dynamic infill location with both stable income and meaningful upside potential.



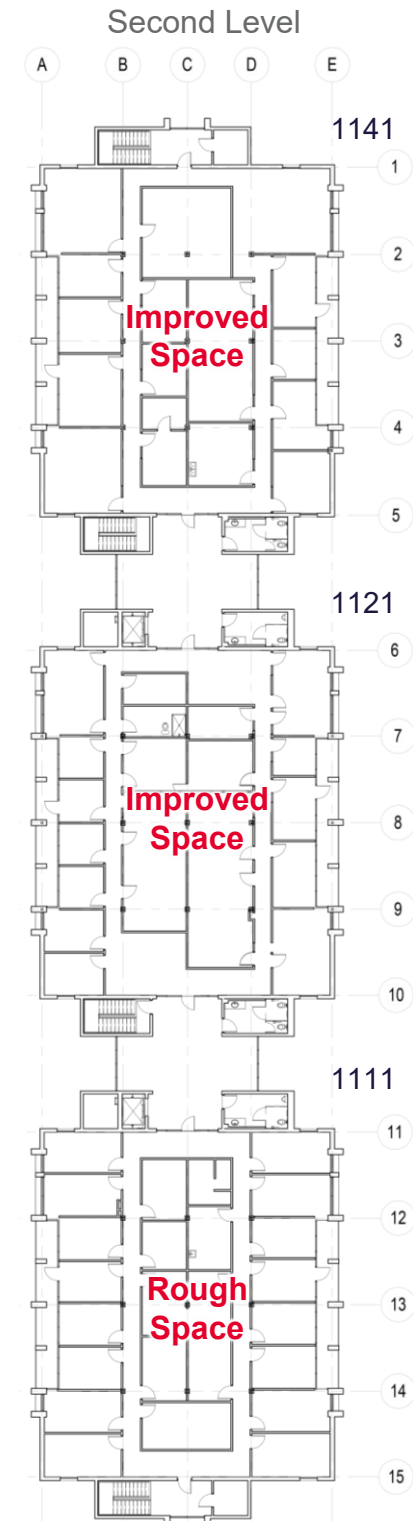
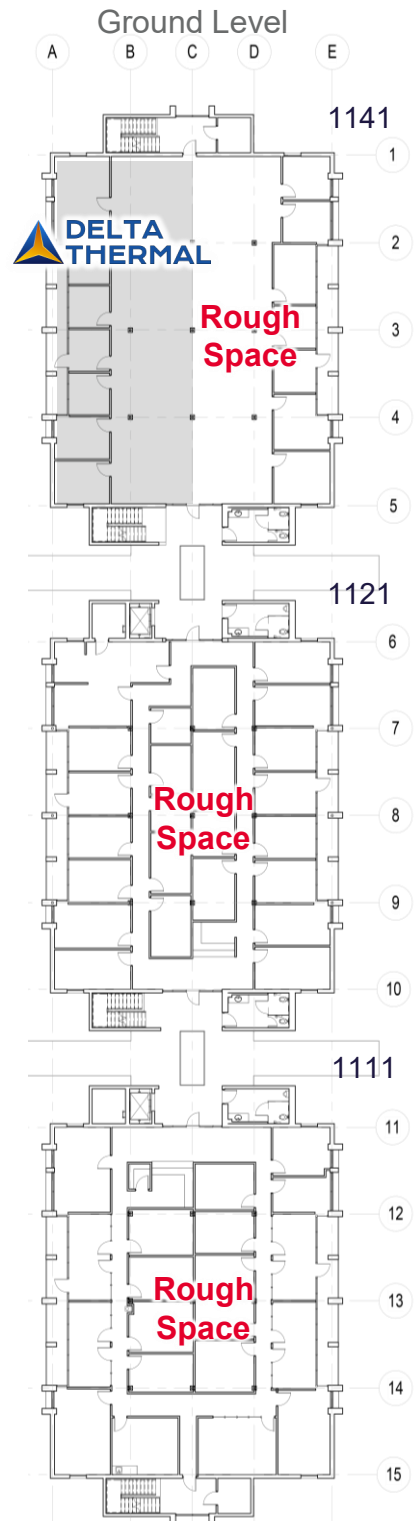
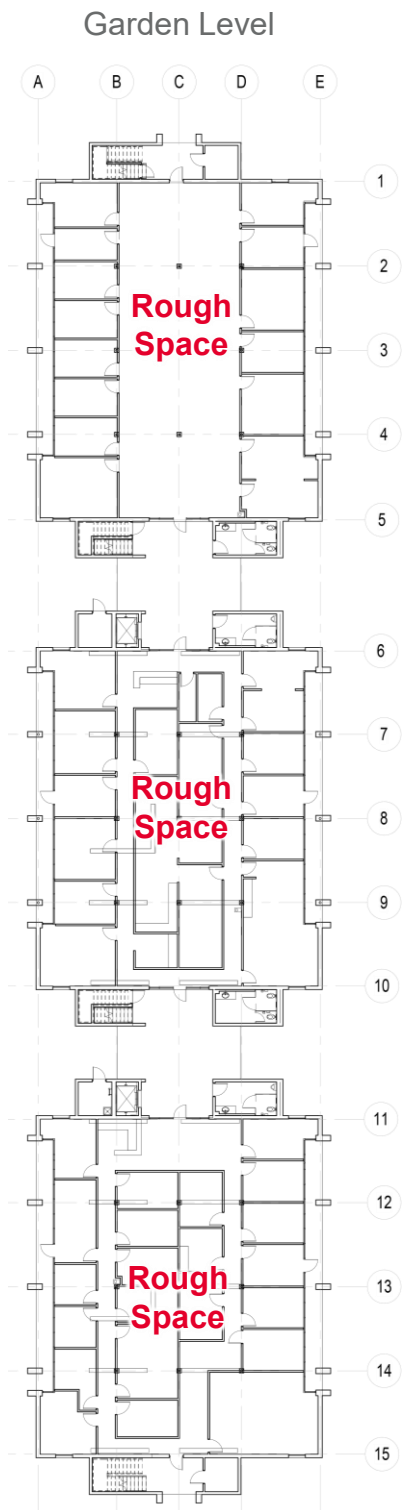
PROPERTY HIGHLIGHTS

- Medical and Professional Office Spaces suitable for a variety of business needs
- Proximity to Hospitals and conveniently situated between Tucson Medical Center (TMC) and St. Joseph's Hospital
- Nearby Amenities include several restaurants within walking distance, providing convenient dining options
- Buildings are condominiumized providing incredible flexibility for sale of individual units
- Buildings are connected by breezeways with common area restrooms and elevators
- Coffee, ice cream, sushi, Chinese, salads & sandwiches, burgers, Trader Joe's bounty all within a 5-minute walk!

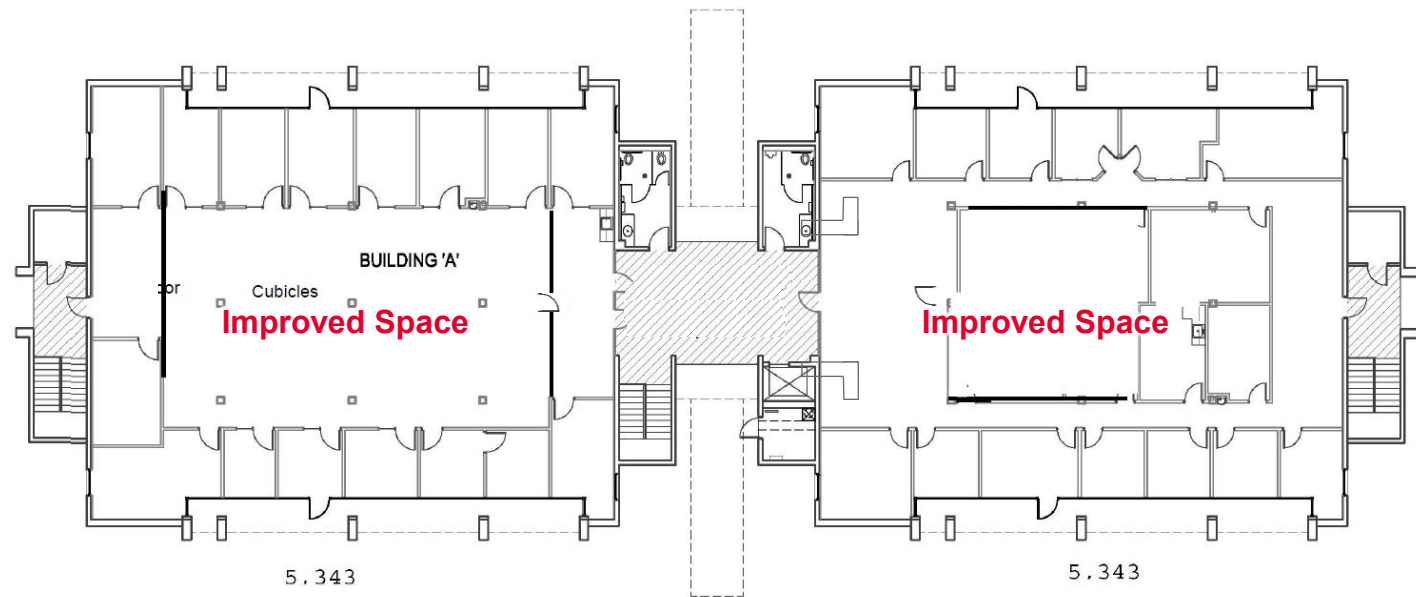
| | |
|------------------|-------------------------|
| Building Size: | 84,677 SF |
| Sale Price: | \$11,845,000 |
| Parcel Size: | 5.63 acres |
| Zoning: | C-1 |
| Covered Parking: | 171 covered |
| Parking: | 280 surface; 5.36/1,000 |
| Year Built: | 1978 (Renovated 2018) |



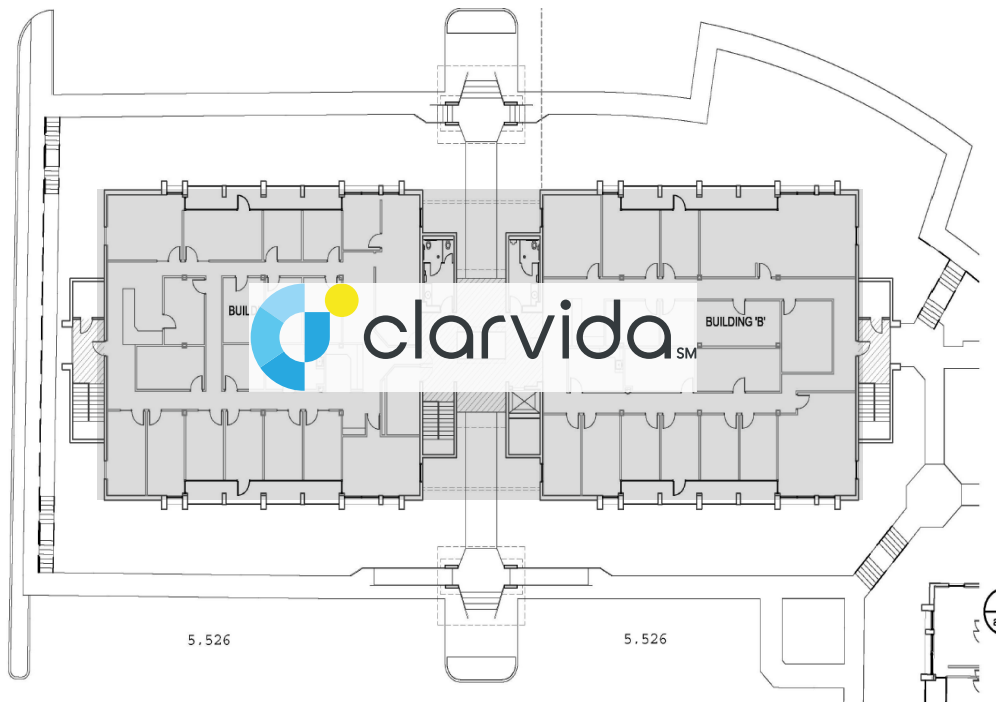
1111-1141 N El Dorado Place



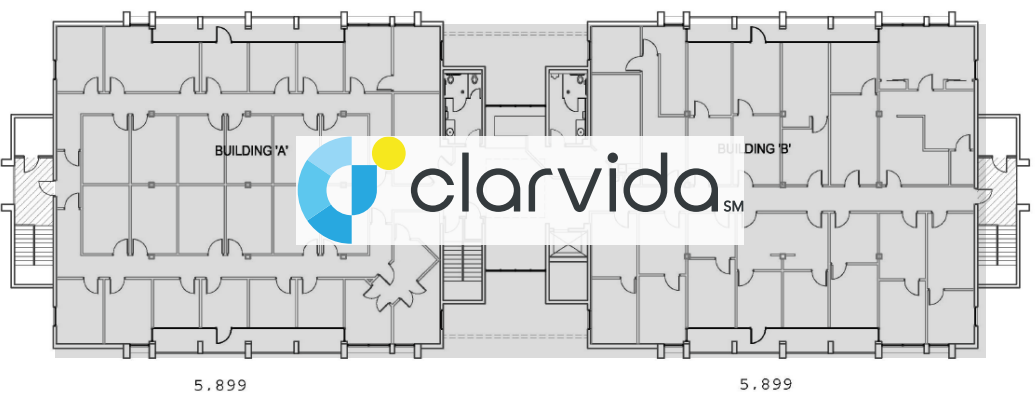
Garden Level



1st Floor



2nd Floor



TENANT PROFILES



| Clarvida | |
|-------------|---|
| Tenant Size | 22,850 SF |
| Website | https://www.clarvida.com/ |

Clarvida, formerly Pathways Health and Community Support, LLC, is a national provider of behavioral health and human services that serves nearly 60,000 clients and thousands of underserved communities annually.



| Delta Thermal | |
|---------------|---|
| Tenant Size | 2,785 SF |
| Website | https://www.deltathermalinc.com/ |

Delta Thermal offers a simpler, more effective way to monitor powerplants and substations to fix issues before things break. Our unique solution uses thermography cameras, sensor data, and artificial intelligence to automate the 24/7/365 collection of thermal data. This helps electric power producers improve their operations and save working capital.

A DRIVING WORKFORCE



14,049
POPULATION
Within 1 Mile



\$68,674
AVG. INCOME
Within 1 Mile



\$272,402
AVG. HOMEVALUE
Within 1 Mile



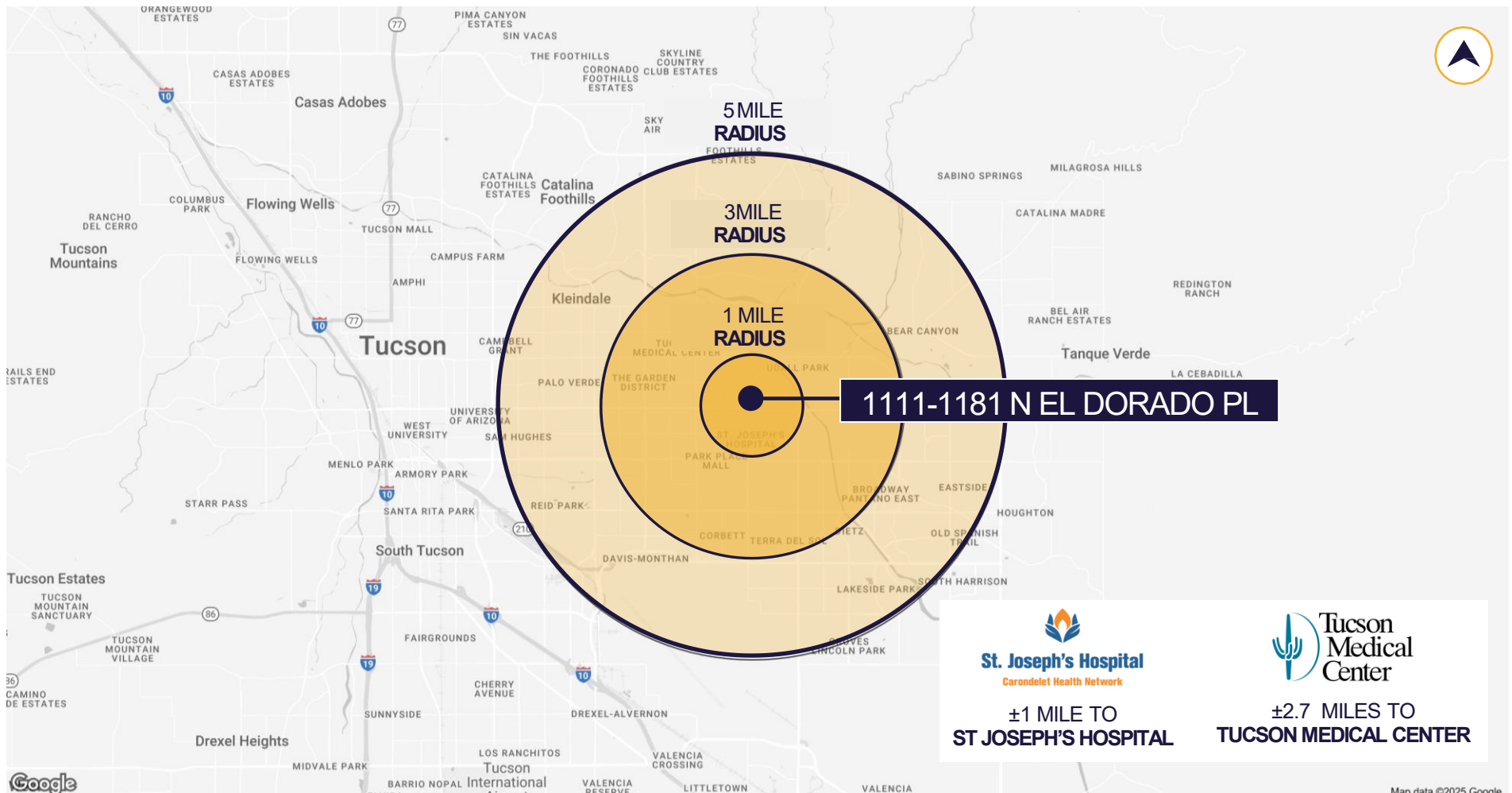
11,244
EMPLOYEES
Within 1 Mile

259,085
POPULATION
Within 5 Miles

\$89,789
AVG. INCOME
Within 5 Miles

\$316,403
AVG. HOMEVALUE
Within 5 Miles

92,385
EMPLOYEES
Within 5 Miles







AERIAL



THE UNIVERSITY OF ARIZONA

Monterey Village

Divine Bovine
Bookmans
DOLLAR TREE
beyond bread

Vantage West
LERNER HOME

Starbucks

Trader Joe's
Banner Health
Great Clips

New China Sushi Grill Buffet

PNC BANK

NextMed

BMO

1111

1121

1141

1161

1181



AERIAL



Grant Rd

Pima St

Kolb Rd



SUBJECT



Speedway Blvd

Craycroft Rd



Wilmot Rd



TRADE MAP

Park Place
Mall



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



±54,384

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

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BEST COLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY

CONTACT INFORMATION



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11/7/2025