

# FOR SALE 84,677 SF



## OFFICE / MEDICAL SPACE

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

---

Molly Mary Gilbert, CCIM / Office Properties / +1 520 546 2766 / [mgilbert@picor.com](mailto:mgilbert@picor.com)

Thomas J. Nieman / Principal, Office Properties / +1 520 546 2728 / [tjieman@picor.com](mailto:tjieman@picor.com)

# INVESTMENT OVERVIEW



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

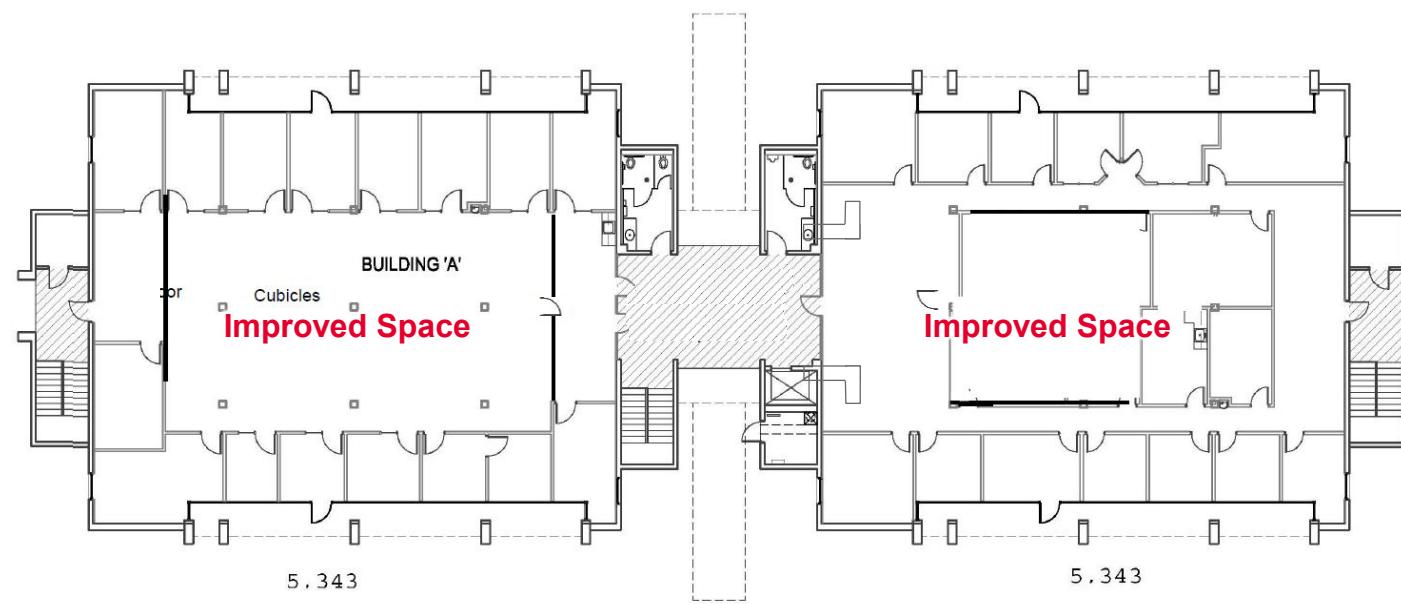
Parking: 280 surface; 5.36/1,000

Year Built: 1978 (Renovated 2018)

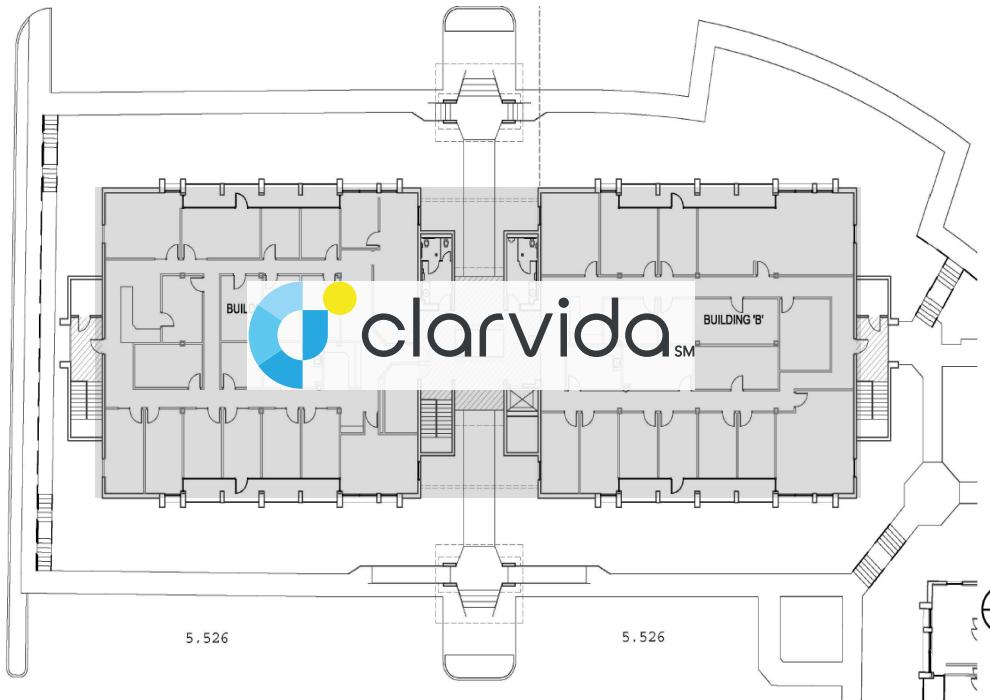




Garden Level



1<sup>st</sup> Floor



2<sup>nd</sup> Floor



# TENANT PROFILES



Clarvida	
Tenant Size	22,850 SF
Website	<a href="https://www.clarvida.com/">https://www.clarvida.com/</a>

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	<a href="https://www.deltathermalinc.com/">https://www.deltathermalinc.com/</a>

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. HOME VALUE  
Within 1 Mile



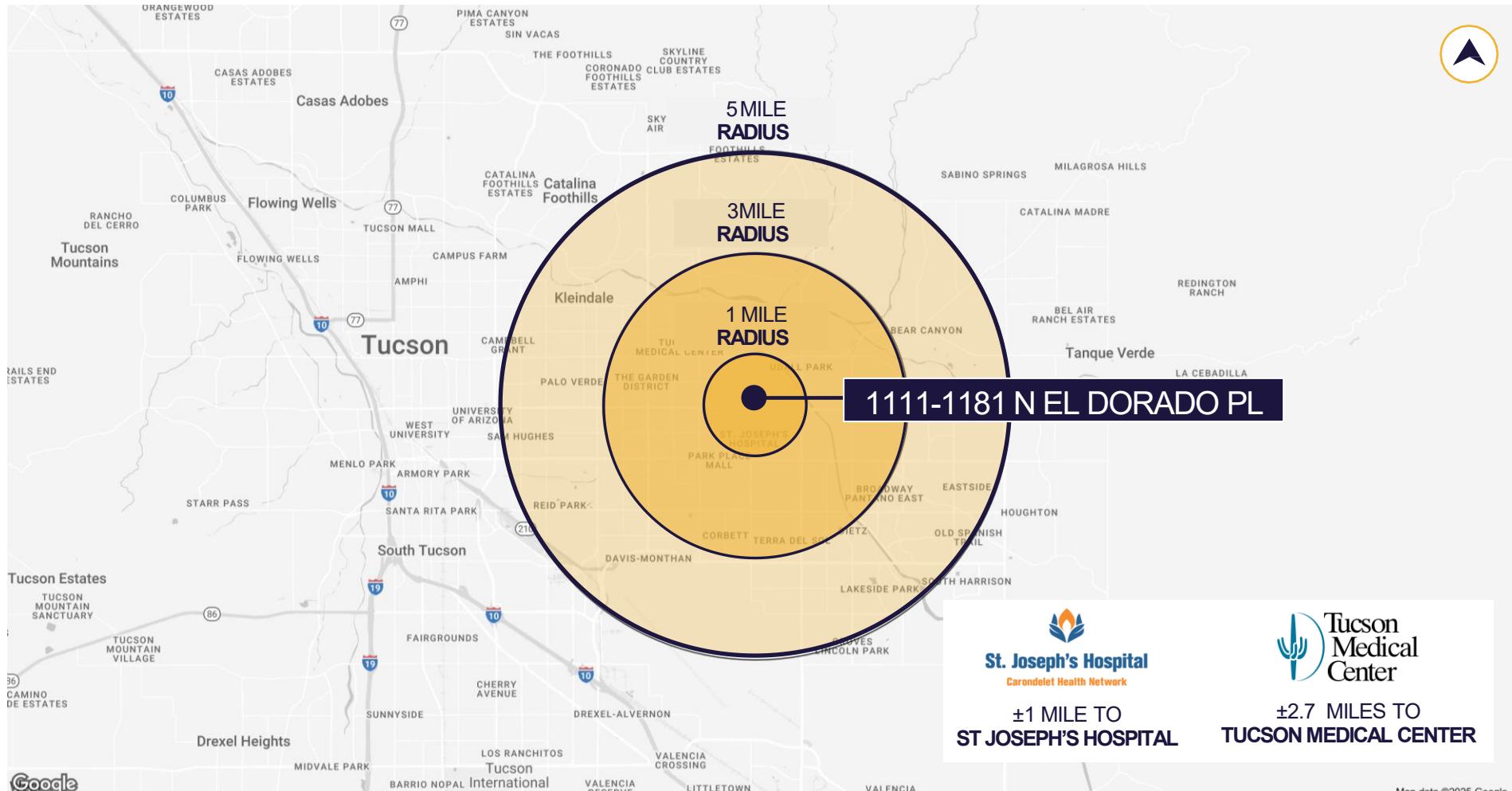
11,244  
EMPLOYEES  
Within 1 Mile

259,085  
POPULATION  
Within 5 Miles

\$89,789  
AVG. INCOME  
Within 5 Miles

\$316,403  
AVG. HOME VALUE  
Within 5 Miles

92,385  
EMPLOYEES  
Within 5 Miles



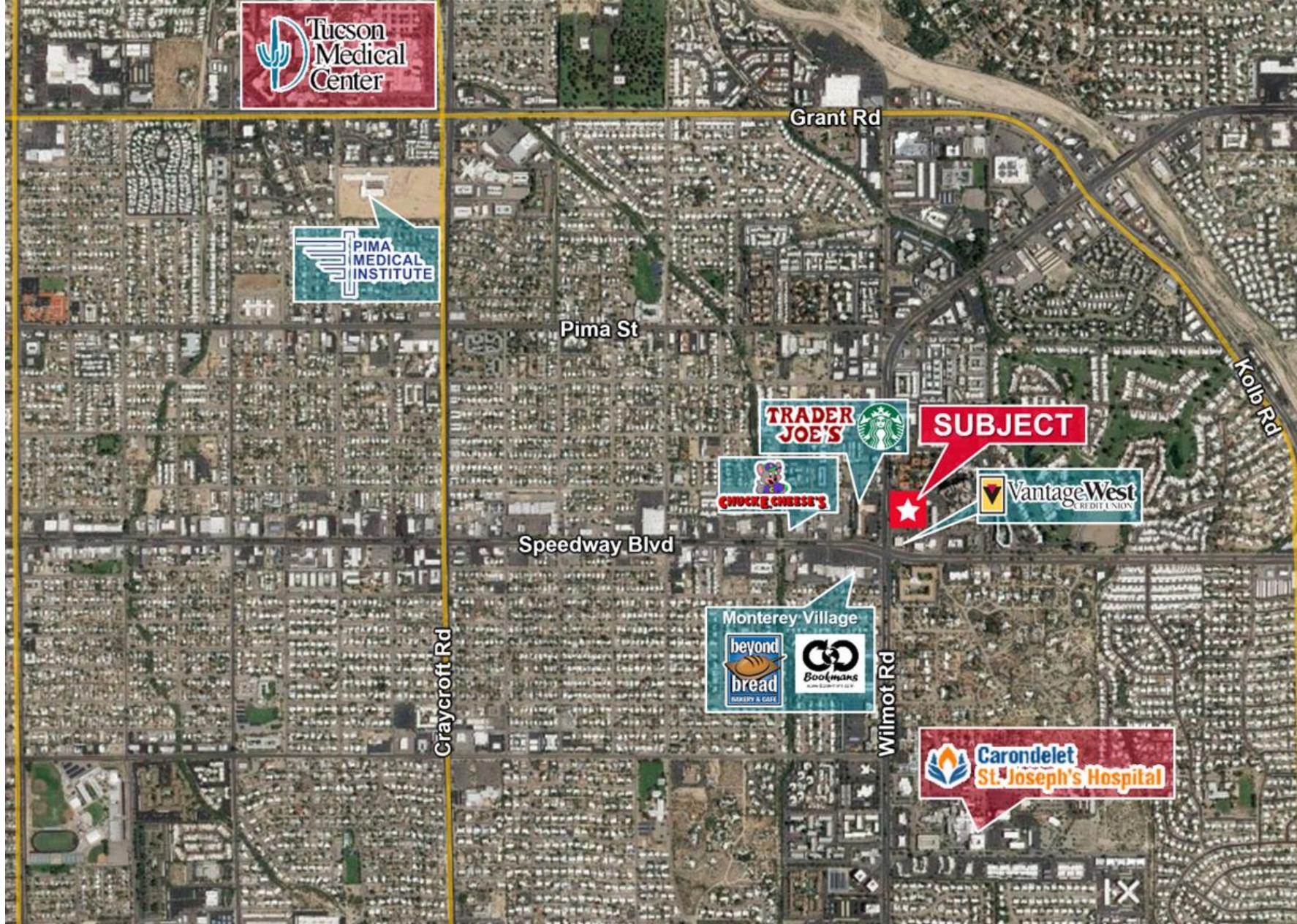




AERIAL



AERIAL



# TRADE MAP



# 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

- #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

## 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



# CONTACT INFORMATION

**MOLLY MARY GILBERT, CCIM**  
**Office Properties**  
+1 520 546 2766  
[mgilbert@picor.com](mailto:mgilbert@picor.com)

**THOMAS J. NIEMAN**  
**Principal, Office Properties**  
+1 520 546 2728  
[tnieman@picor.com](mailto:tnieman@picor.com)



*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2025. Artificial intelligence (AI) may have been used in the drafting or creation of this document. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

 CUSHMAN &  
WAKEFIELD

11/7/2025