



FOR SALE

# 1,668 SF MEDICAL OFFICE SPACE

## SALE PRICE: \$375,000

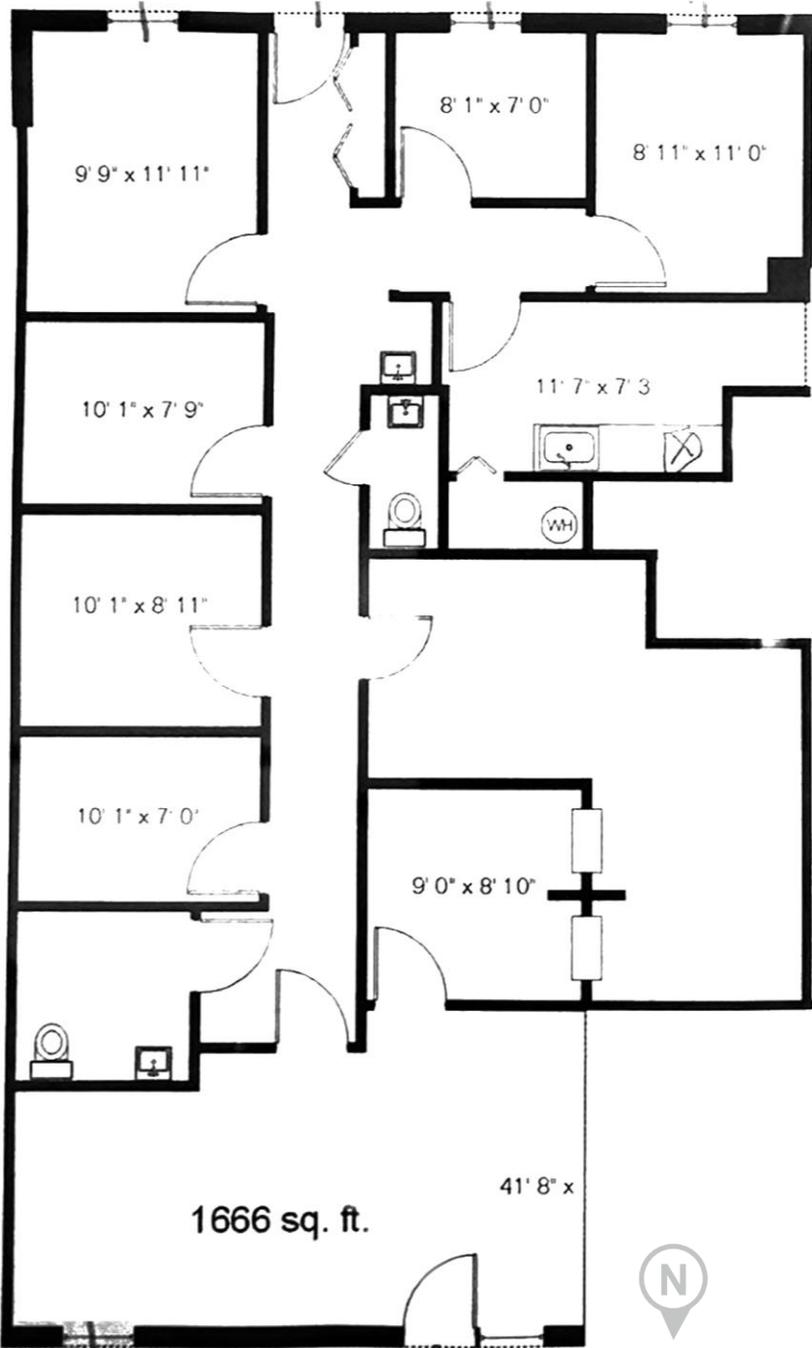
### Key Features

- Recently updated office in a medical complex, close to two major hospitals
- Streamlined check-in/check-out windows for efficient patient flow
- Private doctor's office for confidential consultations
- Staff break area for comfort and convenience
- 2 restrooms, 1 ADA compliant

### Property Details

HOA Fee	\$208/Month
Parcel Size	1,670 SF
Assessor Parcel No.	133-17-047A
Property Taxes	\$2,783.31
Zoning	O-3
Year Built	1979
Parking	1 reserved covered parking space; surface parking

### Floor Plan



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

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### Trade Map



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## Tucson Market Overview



**1.08M**  
TUCSON MSA  
POPULATION



**484,397**  
TOTAL  
HOUSEHOLDS



**35%**  
COLLEGE  
EDUCATION



**0.75%**  
POPULATION  
GROWTH RATE



**\$64,323**  
MEDIAN HOUSEHOLD  
INCOME



**3.2%**  
UNEMPLOYMENT  
RATE



**53,187**  
UNIVERSITY OF ARIZONA  
TOTAL ENROLLMENT, 2023

### LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,699
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,769
4. STATE OF ARIZONA - 8,580

- #3 MANAGEMENT INFORMATION SYSTEMS
- #10 SPACE SCIENCE
- #17 MEDICINE
- #18 EDUCATION
- #47 BEST BUSINESS SCHOOLS
- #48 TOP PUBLIC SCHOOL
- #54 UNDERGRAD ENGINEERING PROGRAMS
- #67 COLLEGES FOR VETERANS
- #99 BEST GLOBAL UNIVERSITY

### RECENT INDUSTRY ARRIVALS & EXPANSIONS

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

Sources: arizona.edu, suncorridorinc.com, US News & Report, Sites USA  
Cushman & Wakefield | PICOR 08/01/2024

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