

FOR SALE



CUSHMAN & WAKEFIELD | PICOR

PROFESSIONAL GARDEN OFFICE SPACE

3610 N Prince Village Place
Tucson, Arizona 85719



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PROPERTY OVERVIEW

3610 N Prince Village Place
Tucson AZ 85719

ADDRESS:	3610 N Prince Village Place Tucson AZ 85719
BUILDING SIZE	5,596 SF
YEAR BUILT	1997
ROOF	Flat, Built Up
ZONING	O-2
TAX PARCEL NO.	112-02-0670

PROPERTY HIGHLIGHTS

- Owner/User offering with income in place
- 786 SF available for owner occupant
- Close to numerous amenities: restaurants, groceries, gas
- Close to Banner North and UA Cancer Center
- Space features private patio/outdoor space
- Centrally located but still close to Foothills
- Fabulous tenants in the building!

SALE PRICE	\$895,000
PRICE PER SF	\$159.94
BUILDING SIZE	5,596 SF



FLOOR PLAN

3610 N Prince Village Place
Tucson AZ 85719



SITE AERIAL

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TRADE MAP

3610 N Prince Village Place
Tucson AZ 85719





3 MILE DEMOGRAPHICS

3610 N Prince Village Place
Tucson AZ 85719



People

116,953
Population

Median Age 35.2

Children
(under 15 yrs.) 14%

Seniors
(age 65+) 17.4%



Education

71%
College Educated

24.1% Some College

21.6% Bachelor Degree

18.7% High School Graduate



Business

5,956
Businesses

White Collar 60.6%

Blue Collar 39.4%

Services 21.2%

Unemployment Rate 2.7%



Income

\$73,679
Average Household

Per Capita Income \$35,030

Estimated Average
Household Net Worth \$593,404



Housing Stats

\$366,756
Average Home Value

% of Homeowners 34.5%

Average Household
Size 2.02

Sources:  esri | THE SCIENCE OF WHERE


TUCSON MARKET OVERVIEW

3610 N Prince Village Place
Tucson AZ 85719



1.08M

TUCSON MSA
POPULATION



456,600

TOTAL
HOUSEHOLDS



35%

COLLEGE
EDUCATION



1.1%

POPULATION
GROWTH RATE



\$74,400

MEDIAN HOUSEHOLD
INCOME



3.9%

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

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

CONTACTS

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