

PROFESSIONAL GARDEN OFFICE SPACE

3610 N Prince Village Place Tucson, Arizona 85719



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# **PROPERTY OVERVIEW**

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



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# **FLOOR PLAN**



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# **SITE AERIAL**

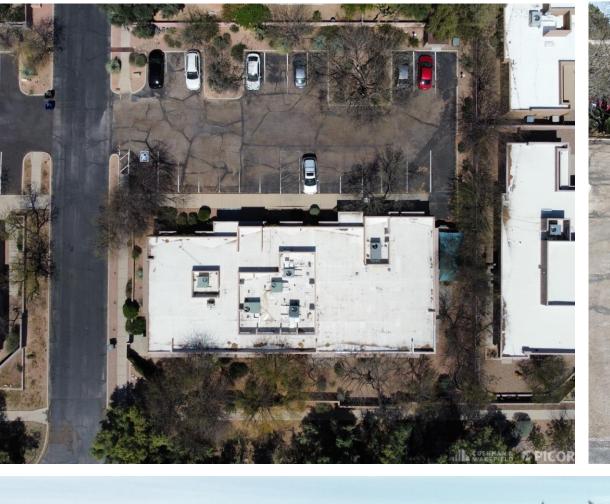


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# **TRADE MAP**









# **3 MILE DEMOGRAPHICS**



## 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%
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2.02

Average Household Size



# **TUCSON MARKET OVERVIEW**







35% COLLEGE EDUCATION





\$74,400
MEDIAN HOUSEHOLD



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
- #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

# RECENT INDUSTRY ARRIVALS & EXPANSIONS

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



Sources: BLS, BEA, Federal Reserve, Moody's Analytics, arizona.edu, suncorridorinc.com, US News & Report, Sites USA Cushman & Wakefield | PICOR 06/18/2025

#### **CONTACTS**

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