



FOR LEASE

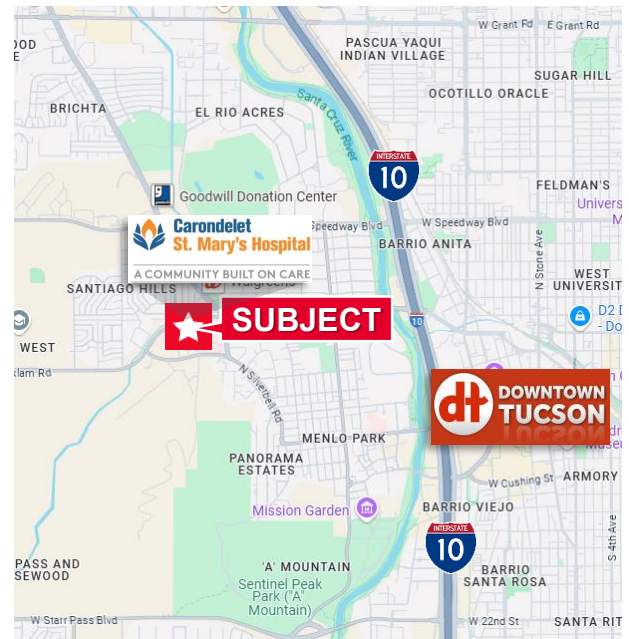
11,036 SF MEDICAL SPACE
LEASE RATE: \$14.00/SF NNN
(EST. \$10.92/SF)

Key Features

- Walking distance to hospital
- Covered parking spaces available
- Easy access to retail shopping, restaurants and other amenities
- Responsive local property management
- Just minutes from I-10

Property Details

| | |
|-----------|----------------------------------|
| Available | 11,036 SF |
| Parking | Abundant – excellent for medical |
| Available | April 1, 2026 |
| Zoning | C-1 & P, City of Tucson |



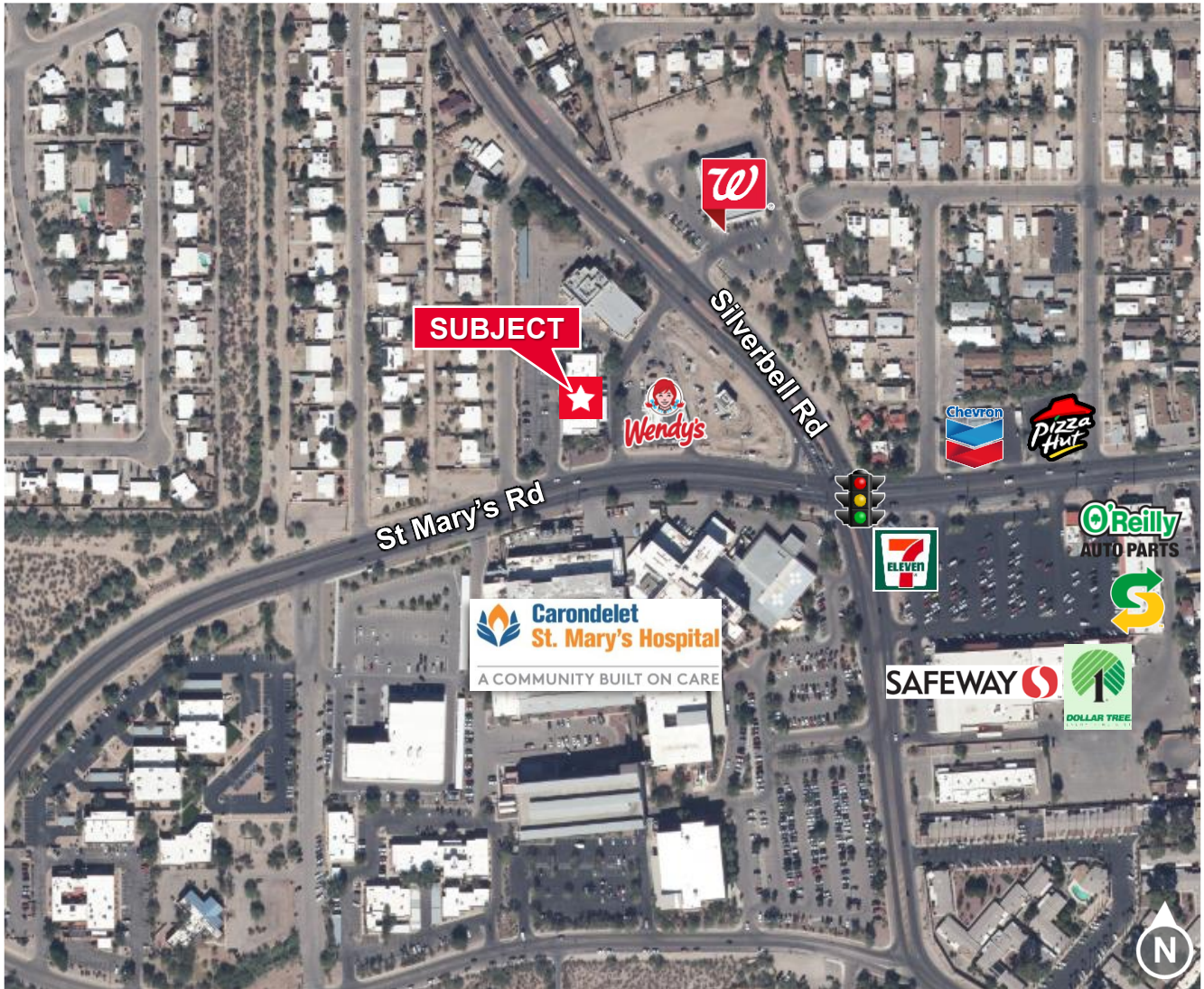
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St. Mary's Hospital Campus

1620 W. St. Mary's Road, Tucson AZ 85745

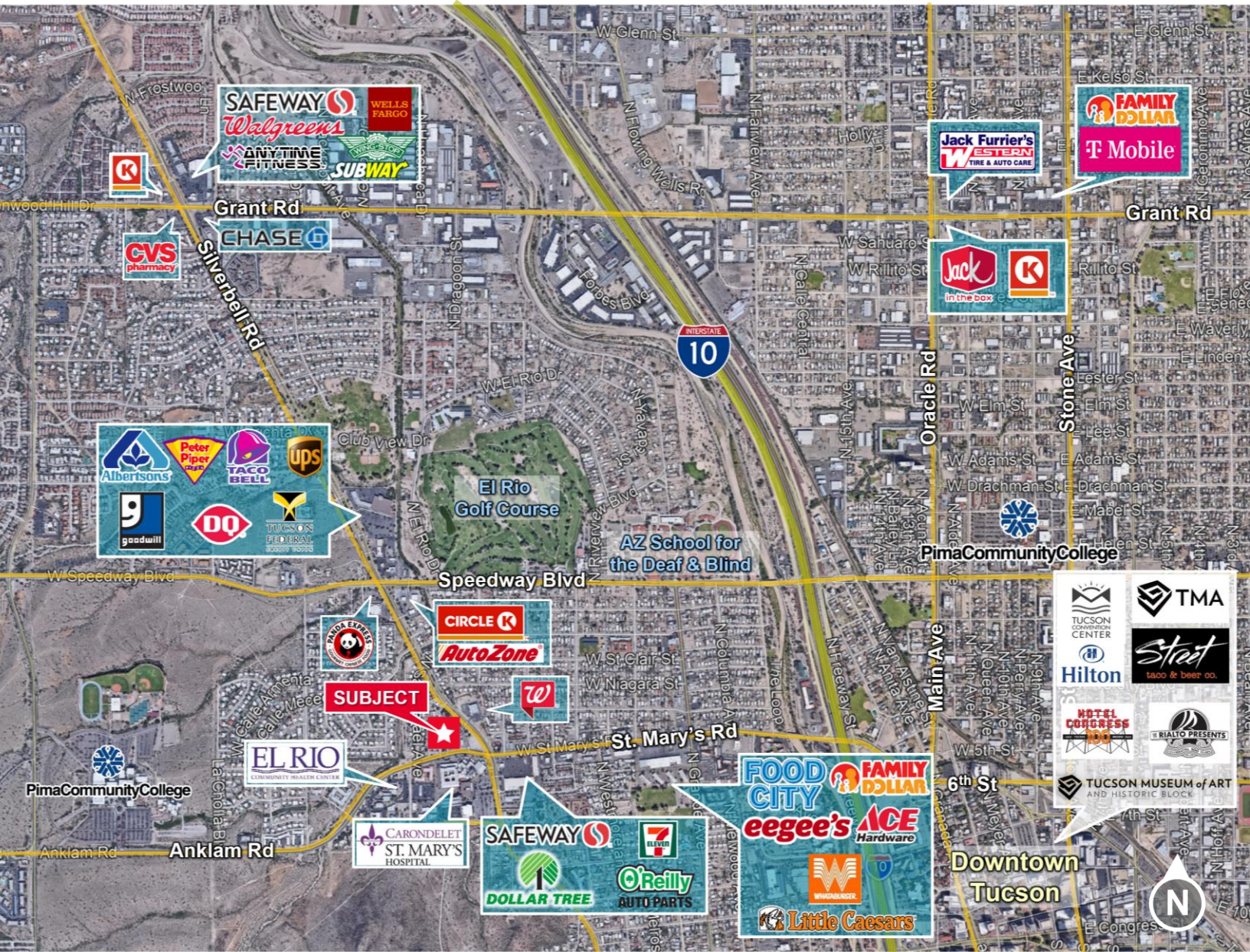
Aerial



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Trade Map



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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



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 11/13/2025

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