

RETAIL / INDUSTRIAL / OFFICE



FOR LEASE

±777 – ±6,750 SF
LEASE RATE: FROM \$1.25/SF/MO MG

Key Features

- Over 40,000 vehicles per day along Speedway Blvd
- 2-miles from University of Arizona
- Public transportation accessible
- Well-manicured, business park environment
- Zoning C-2, City of Tucson

Suite	Size (SF)	Type	Price/SF/Mo	Lease Type	Rent/Mo
101	±1,220	Retail	\$1.30 (.37 Net Charges)	NNN	\$2,037
204	±1,163	Industrial / Flex	\$1.25	MG	\$1,453.75
301	±1,544	Industrial / Flex	\$1.25	MG	\$1,942.50
302	±777	Industrial / Flex	\$1.25	MG	\$971.25
312-313*	±1,200 – ±2,400	Industrial / Flex	\$1.25	MG	\$1,500
401-407	±6,750	Industrial / Flex	\$1.25	MG	\$8,437.50
*Suites 312-313 can be combined to 2,400 SF					

For Retail Inquiries, Contact:

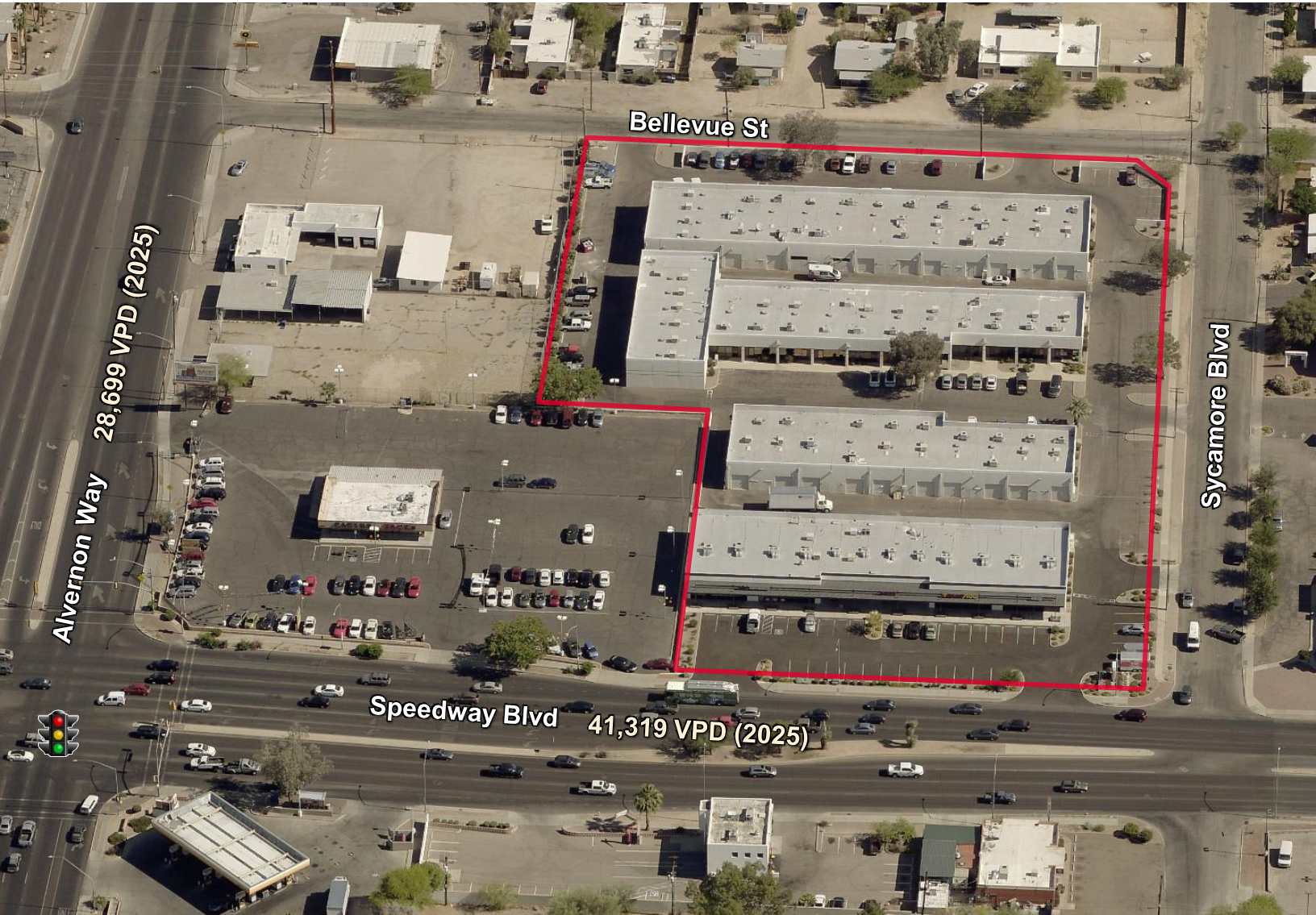
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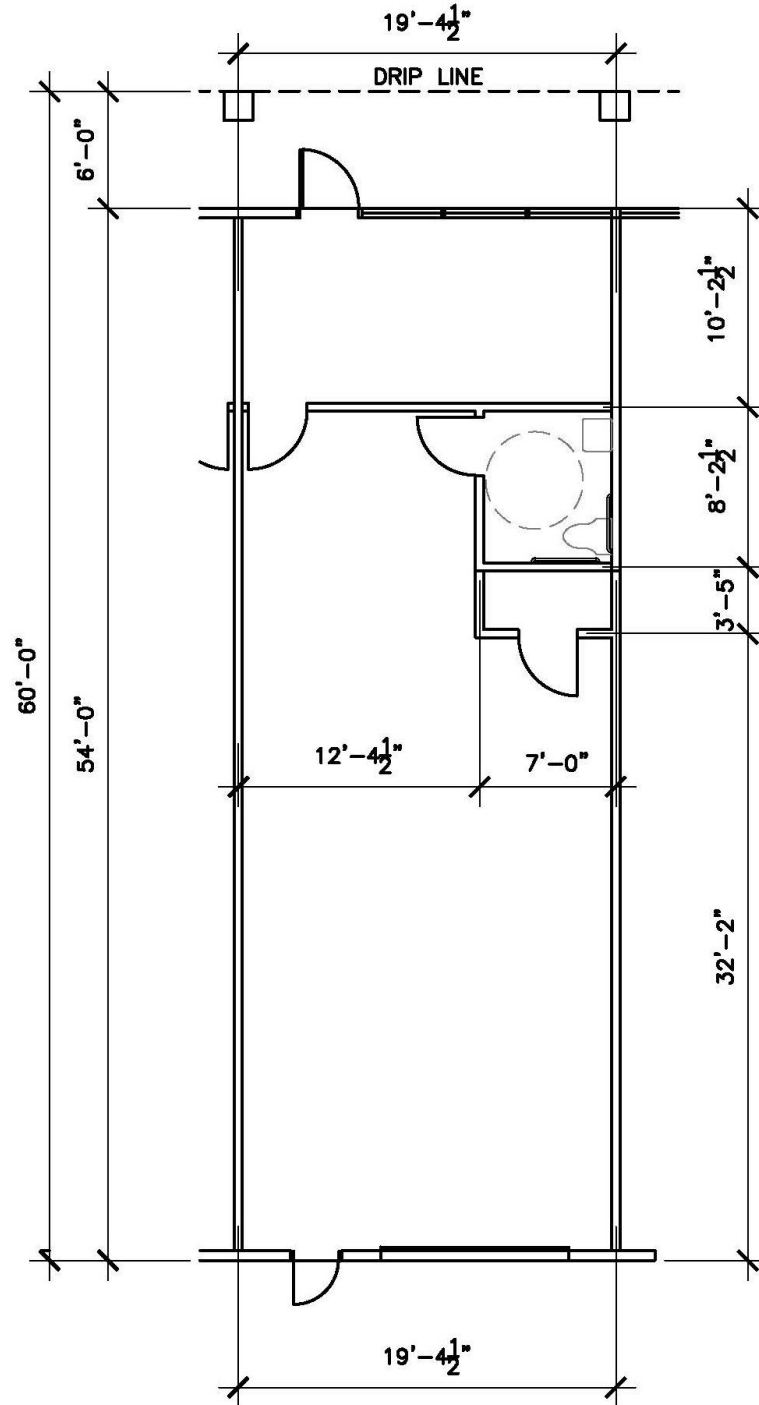
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***Not to scale**

Floor Plan – Suite 204 – ±1,163 SF



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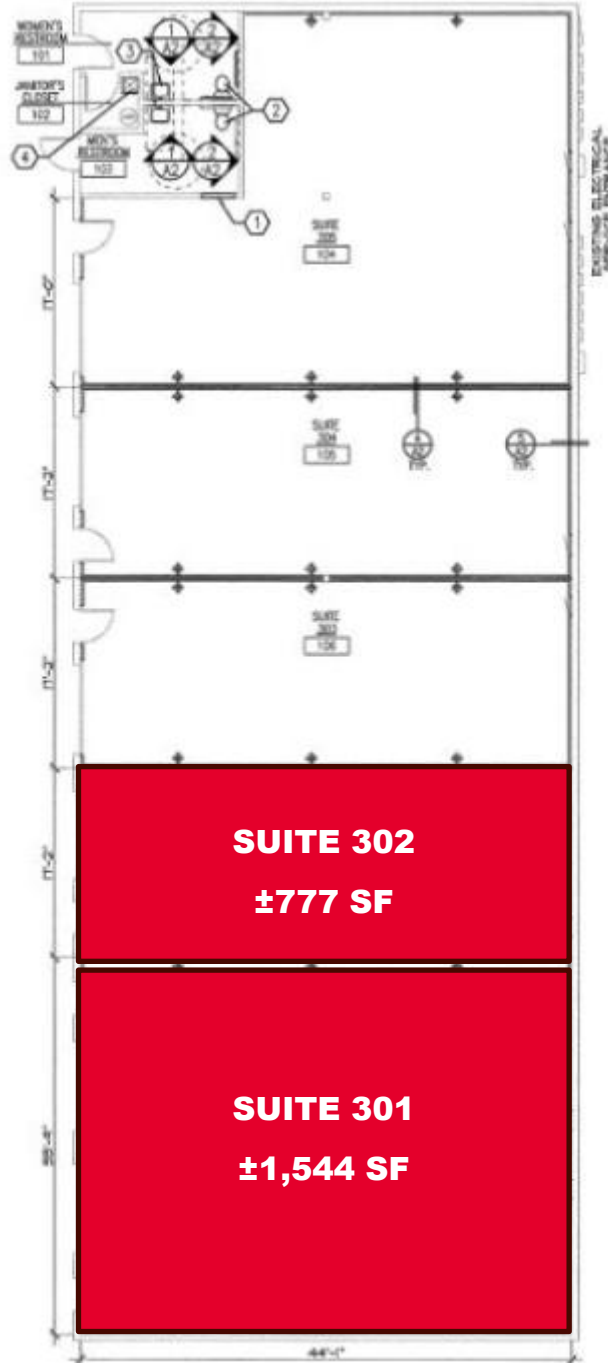
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Floor Plan – Suite 301 & 302 - ±1,544 SF & ±777 SF



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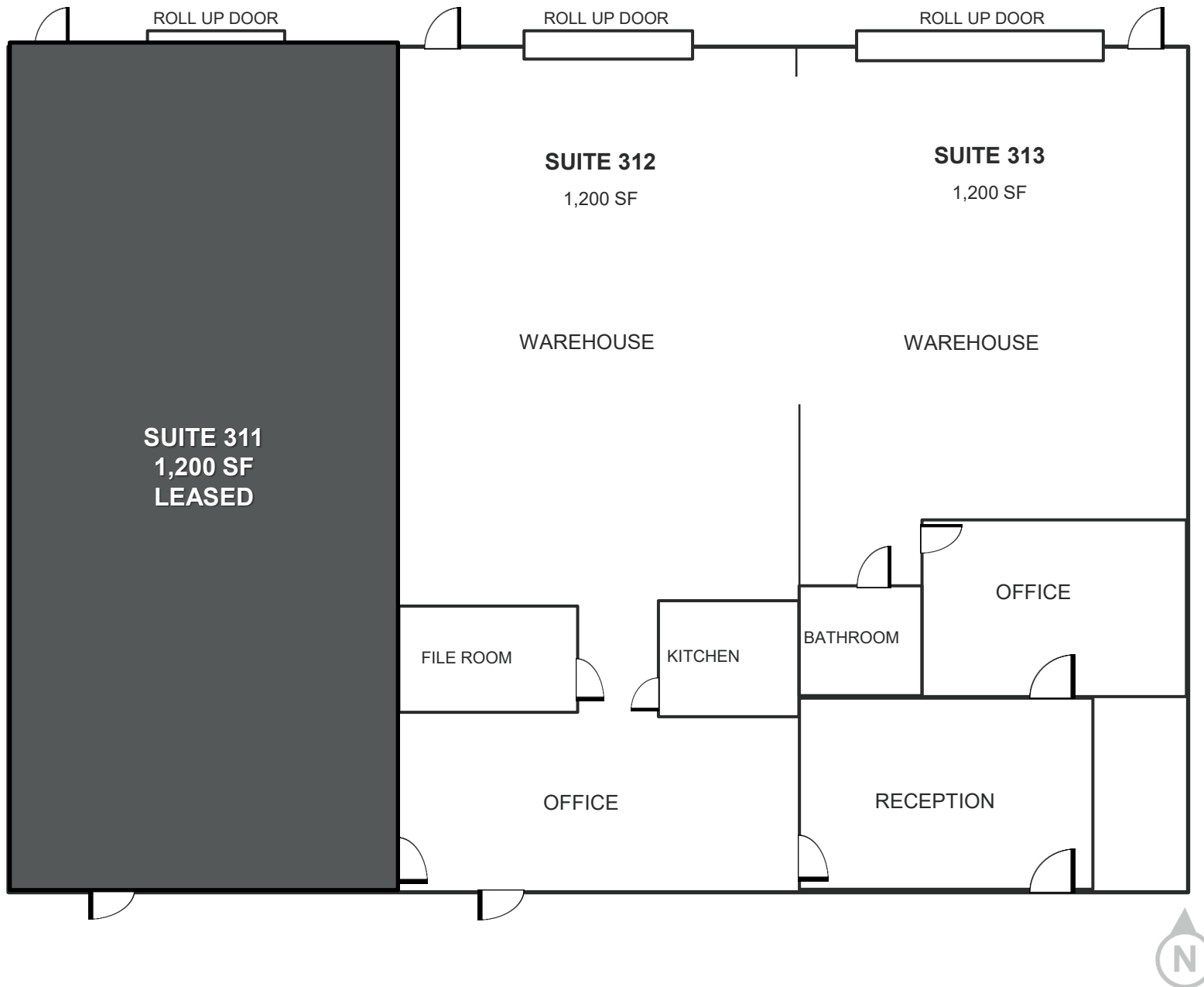
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Floor Plan – Suites 312-313* – ±2,400 (1,200 SF per Suite)

*Suites can be combined 2,400 SF



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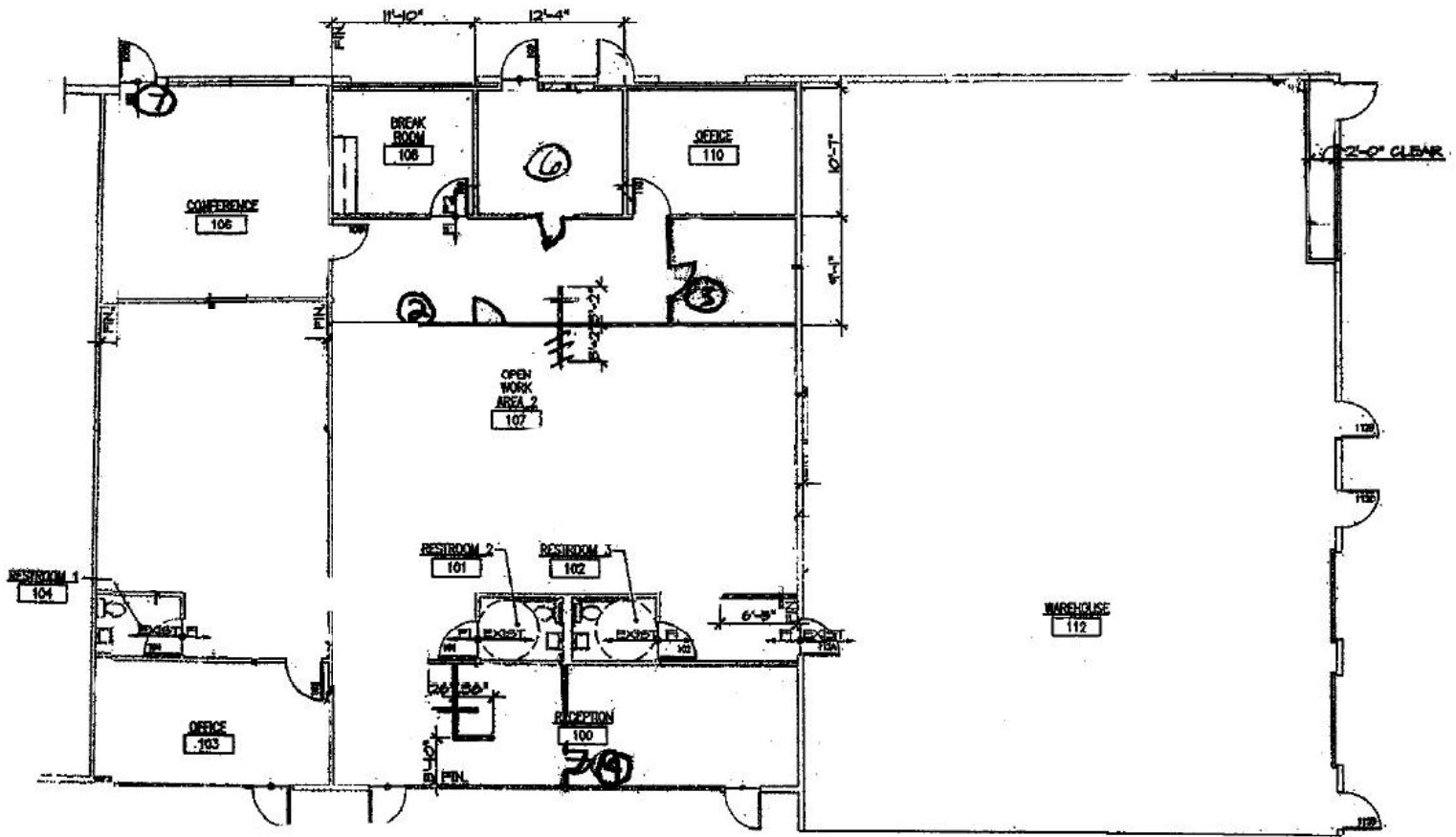
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Floor Plan – Suites 401-407 – ±6,750 SF



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Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



459,300
TOTAL
HOUSEHOLDS



37%
COLLEGE
EDUCATION



0.5%
POPULATION
GROWTH RATE
(YOY)



\$76,000
MEDIAN HOUSEHOLD
INCOME



4.2%
UNEMPLOYMENT
RATE



54,384
UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2026

- TIER 1 - PRIMARY CARE & TIER 2 - RESEARCH
- #2 MANAGEMENT INFORMATION SYSTEMS
- #4 BEST FOR VETERANS
- #8 SPACE SCIENCE (GLOBAL)
- #32 BEST UNDERGRAD BUSINESS PROGRAM
- TOP 50 PUBLIC UNIVERSITY
- #115 BEST GLOBAL UNIVERSITY

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 15,000±
2. RAYTHEON MISSILE SYSTEMS- 12,000±
3. DAVIS-MONTHAN AFB- 11,000±
4. BANNER HOSPITAL - 7,000±

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 3/30/2026

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