

**FOR SALE**

2,837 SF

SALE PRICE: \$710,000

Key Features

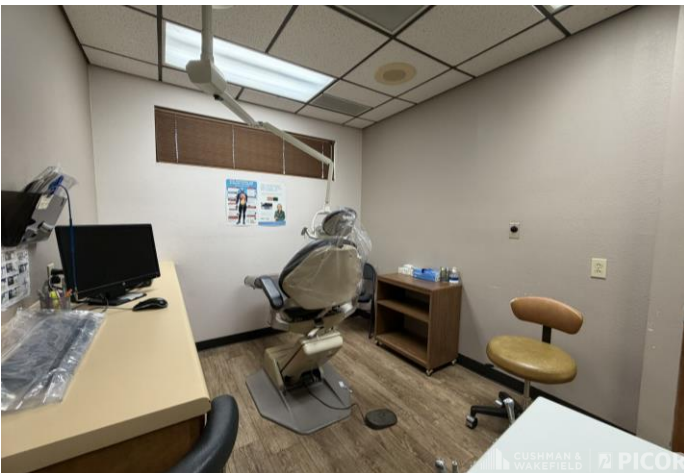
- Dental suite available in SW Tucson along major E-W Corridor
- Suite can be demised into two separate suites, with separate entrances
- 7 operatories, 3 exam rooms, lab and x-ray rooms
- Excellent parking with easy access
- Close to services and amenities
- Just off the freeway
- Potential for FF&E to be included in sale



Molly Mary Gilbert, CCIM
Office Properties
+1 520 546 2766
mgilbert@picor.com

Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tneiman@picor.com

picor.com



Molly Mary Gilbert, CCIM
Office Properties
+1 520 546 2766
mgilbert@picor.com

Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tنيeman@picor.com

Aerial



Molly Mary Gilbert, CCIM
Office Properties
+1 520 546 2766
mgilbert@picor.com

Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tnieman@picor.com

picor.com

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

Molly Mary Gilbert, CCIM
Office Properties
+1 520 546 2766
mgilbert@picor.com

Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tنيeman@picor.com

picor.com