

**SWAN & 5<sup>TH</sup> ST**



**FOR LEASE**

**746 & 1,277 RSF  
LEASE RATE: \$18/SF MG**

**Key Features**

- Major roadway improvement along 5th St., scheduled completion is mid-2027
- Elevator service available
- On a bus route
- Covered parking available

**Property Details**

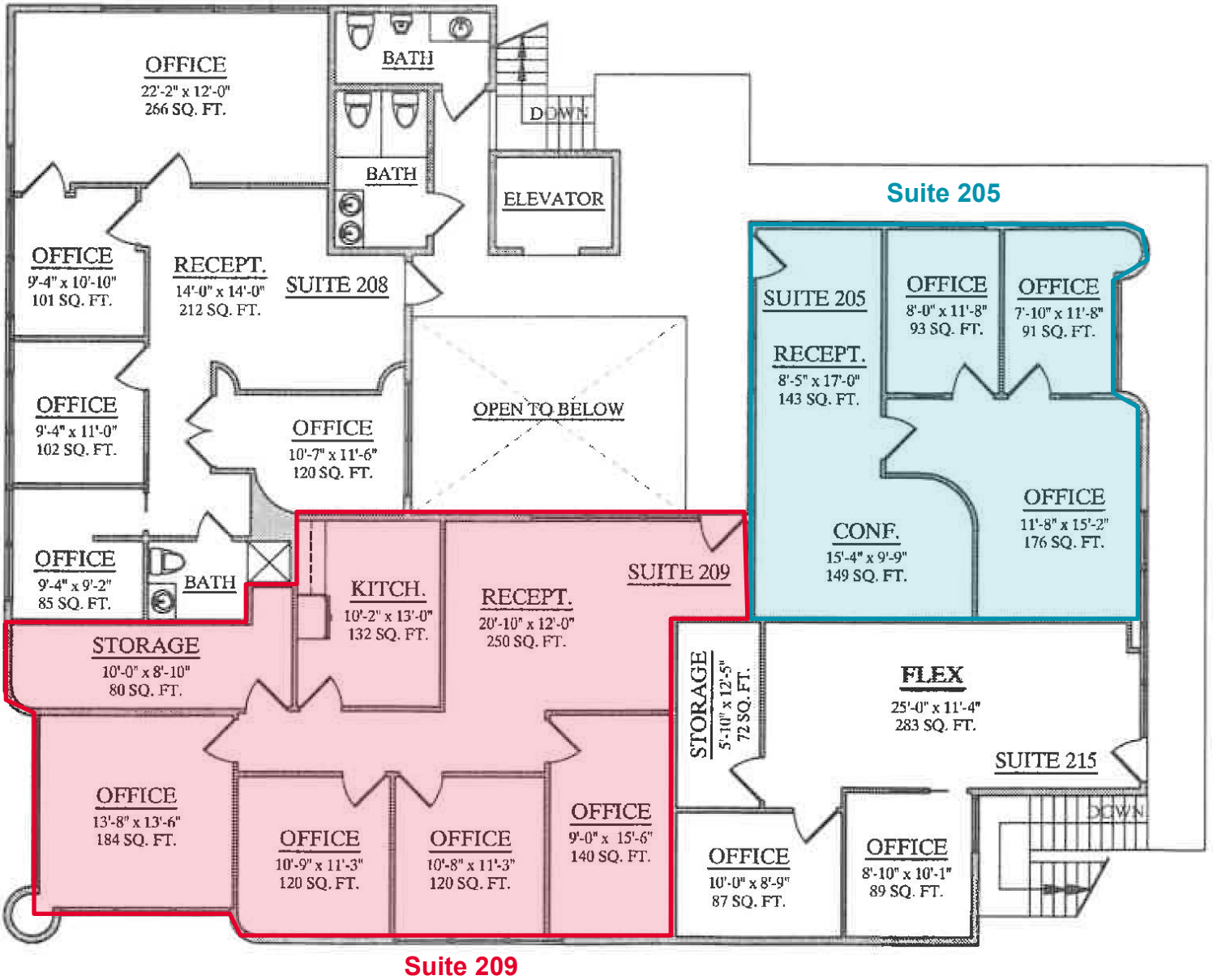
Available	Suite 205 - 746 RSF Suite 209 - 1,277 RSF
Lease Type	Modified Gross
Parcel Size	10,577 SF
Assessor Parcel No.	129-06-496A



**Ryan McGregor**  
Office Properties  
+1 520 546 2748  
[rmcgregor@picor.com](mailto:rmcgregor@picor.com)

**Thomas J. Nieman**  
Principal, Office Properties  
+1 520 546 2728  
[tnieman@picor.com](mailto:tnieman@picor.com)

**Floor Plan**



**2nd FLOOR**

Suite	Square Footage
205	746 RSF
209	1,277 RSF

Trade Map



Ryan McGregor  
Office Properties  
+1 520 546 2748  
rmcgregor@picor.com

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

## 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

Ryan McGregor  
Office Properties  
+1 520 546 2748  
[rmcgregor@picor.com](mailto:rmcgregor@picor.com)

Thomas J. Nieman  
Principal, Office Properties  
+1 520 546 2728  
[tjnieman@picor.com](mailto:tjnieman@picor.com)

picor.com