



FOR SALE

1,668 SF MEDICAL OFFICE SPACE

SALE PRICE: ~~\$305,000~~ PRICE REDUCED: \$295,000

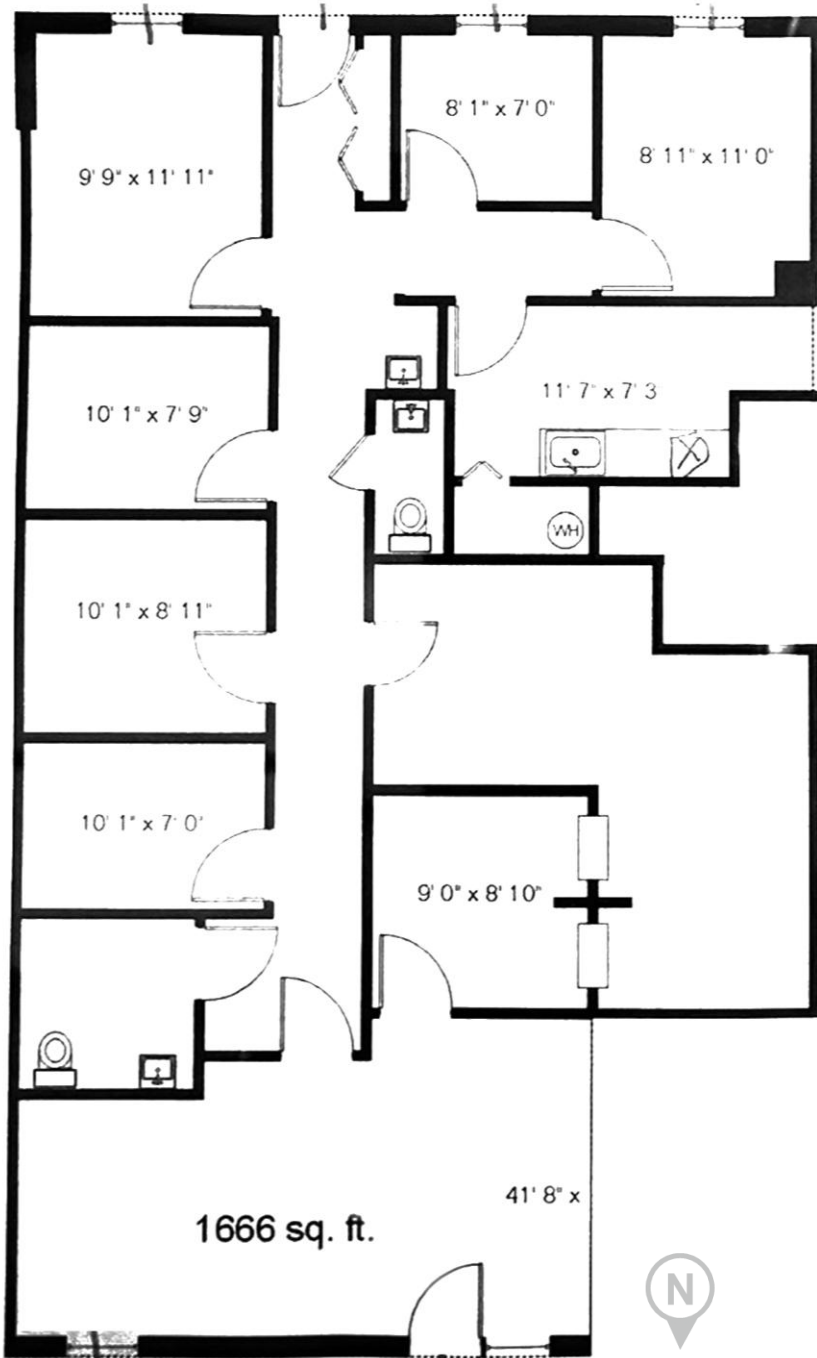
Key Features

- Recently updated office in a medical complex, close to two major hospitals
- Streamlined check-in/check-out windows for efficient patient flow
- Private doctor's office for confidential consultations
- Staff break area for comfort and convenience
- 2 restrooms, 1 ADA compliant

Property Details

HOA Fee	\$208/Month
Parcel Size	1,670 SF
Assessor Parcel No.	133-17-047A
Property Taxes	\$2,783.31
Zoning	O-3
Year Built	1979
Parking	1 reserved covered parking space; surface parking

Floor Plan



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Office Properties
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Trade Map



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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
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