



Owner/User Offering with  
Income in Place

Owner Financing Options Available  
Contact Broker for Details

FOR SALE | 8,810± SF OFFICE  
BUILDING

5232 E Pima St, Tucson, AZ 85712



## CONTACT

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# PROPERTY OVERVIEW

<b>ADDRESS:</b>	5232 E Pima St. Tucson, Arizona 85712
<b>BUILDING SIZE:</b>	8,810± SF
<b>YEAR BUILT:</b>	1987
<b>PARCEL SIZE:</b>	0.7 Acres
<b>TAX PARCEL NO.</b>	121-12-389C
<b>CONSTRUCTION:</b>	Masonry
<b>ROOF</b>	Metal pitched roof
<b>ZONING:</b>	C-1, City of Tucson

# OFFERING SUMMARY

<b>PRICE</b>	<b>PRICE REDUCTION</b> <b>\$1,130,000</b>
<b>BUILDING RSF</b>	8,810± RSF
<b>PRICE PER RSF</b>	\$128/SF

# PROPERTY HIGHLIGHTS

- Owner/user offering with income in place. The property is presently 69% occupied providing a built-out professional office space to a buyer, while collecting additional income of \$48,000/yr (2024)
- Seller financing available
- The property is presently 69% occupied, providing a built-out professional office space to a buyer, with flexible zoning for a variety of occupancy uses
- Well situated freestanding multi-tenant office building on Pima St.
- Parking Ratio: 4.31/1,000 (38 spots of which 8 are covered)
- Investment opportunity with multiple tenants on various term\* leases who would sign longer term leases
- Upside potential to raise rents
- Recently refurbished



# FINANCIAL ANALYSIS

5232 E Pima Street  
Tucson, AZ 85712

TENANT	SUITE	SIZE (SF)	EXPIRATION
PMS Tucson LLC	120	2,201	9/30/2027
McGoff Media, LLC	170	846	10/31/2026
Robert E. Hinske, CPA	A	673	7/31/2027
Life Energy Wellness	B	1,627	12/31/2027
All About Roofing	C	748	7/31/2025
Vacant	D	2,715	

EXPENSES	TOTAL
Property Taxes (2024)	\$13,437.08
Insurance (2024)	\$2,852.67
Common Area Charges (2022)	\$24,015.85



**TOTAL  
OCCUPIED**  
**6,095 SF**



**TOTAL  
AVAILABLE**  
**2,715 SF**



**PROJECT  
TOTAL**  
**8,810 SF**



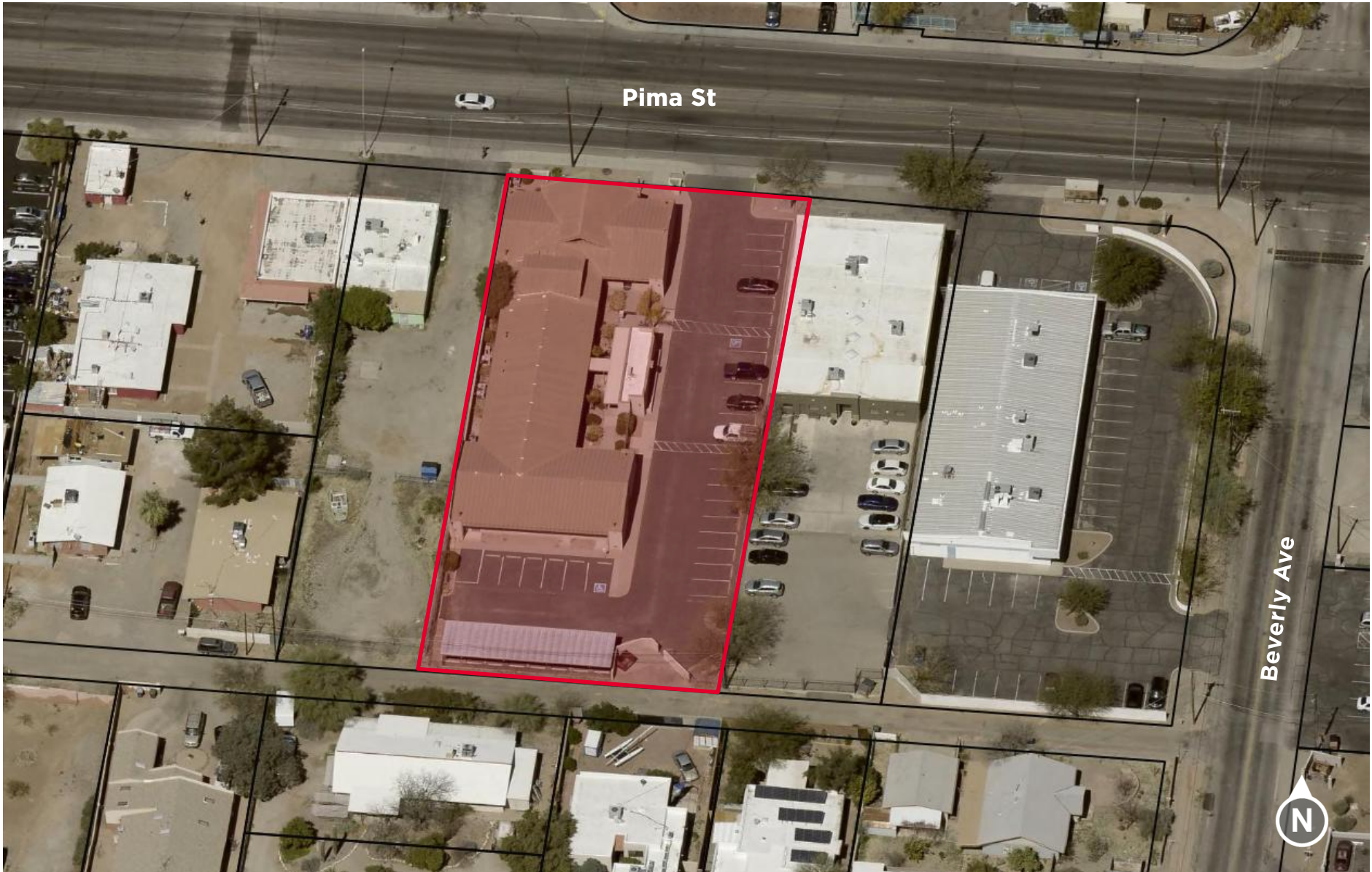
# FLOOR PLAN

5232 E Pima Street  
Tucson, AZ 85712



# SITE AERIAL

5232 E Pima Street  
Tucson, AZ 85712

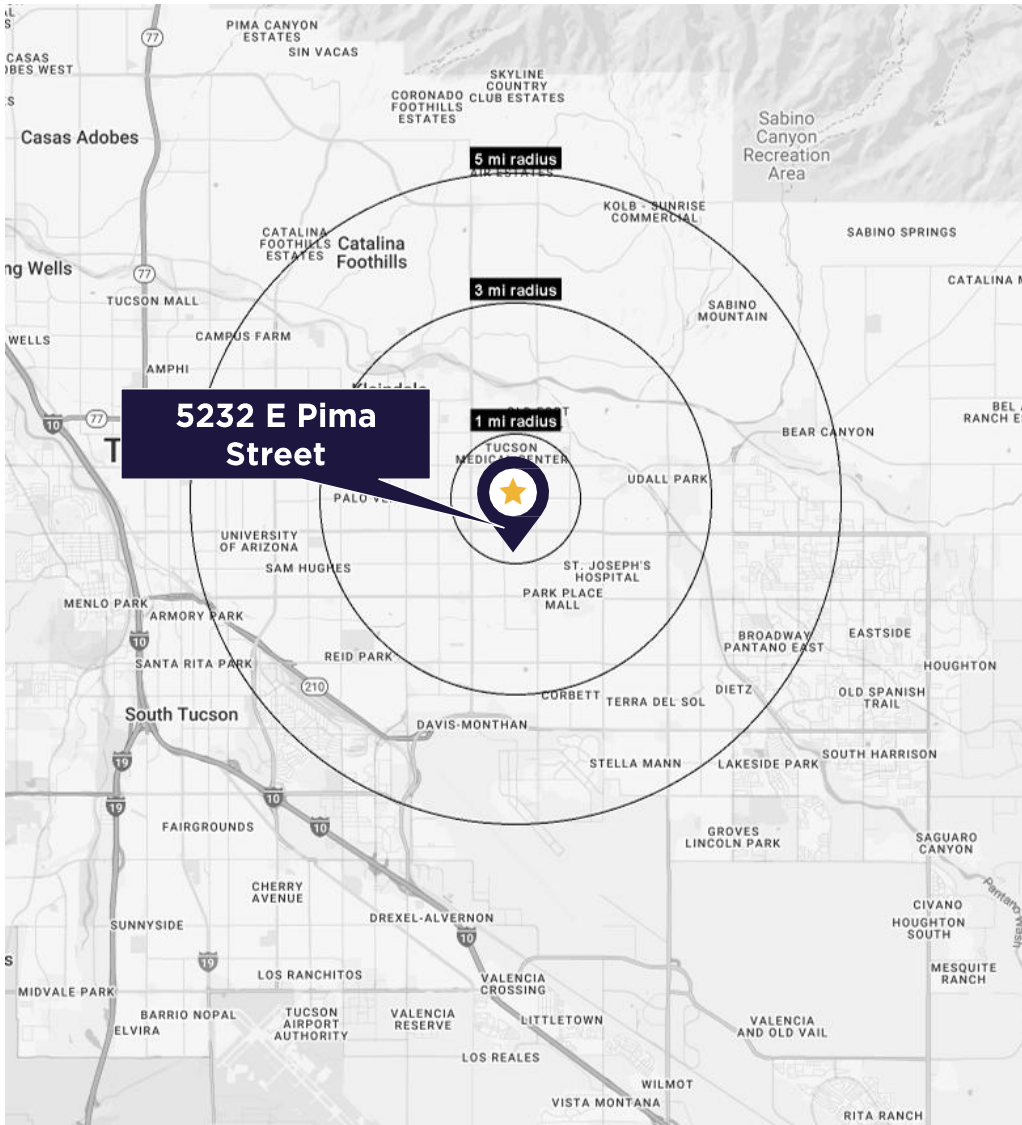




# DEMOGRAPHIC OVERVIEW

5232 E Pima Street  
Tucson, AZ 85712

## 2024 DEMOGRAPHIC OVERVIEW



	3 MILES	5 MILES
<b>PEOPLE</b>	<b>107,245</b> Population	<b>273,934</b> Population
Median Household Income	\$60,620	\$83,846
Average Household Size	2.9	2.05
Median Age	40.2	38.2
<b>EDUCATION</b>	<b>23.7</b> Some College	<b>24.3%</b> Some College
Bachelor Degree	20.5%	20.9%
High School Graduate	19.7%	19.5%
Graduate Degree	17.5%	18%
<b>BUSINESS</b>	<b>7,349</b> Businesses	<b>14,632</b> Businesses
Total Employees	60,845	118,230
White Collar	65.1%	64.8%
Blue Collar	34.9%	35.2%
Professional	28.5%	28.3%
Unemployment	2.2%	2.2%
<b>INCOME</b>	<b>\$80,035</b> Average Household	<b>\$83,846</b> Average Household
Per Capita Income	\$39,962	\$39,503
Estimated Average Household Net Worth	\$661,882	\$705,726
<b>HOUSING STATS</b>	<b>\$2,65,366 Median</b> Home Value	<b>\$281,364 Median</b> Home Value
Total Household Expenditure	\$3.18 B	\$7.86 B
Renter-Occupied Median Rent	\$821	\$860

# 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



**±54,384**

UNIVERSITY OF ARIZONA  
TOTAL ENROLLMENT, 2025

THE UNIVERSITY  
OF ARIZONA

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BEST COLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY

## 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

## RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

