



**OFFICE / MEDICAL / RESIDENTIAL**

**FOR SALE**

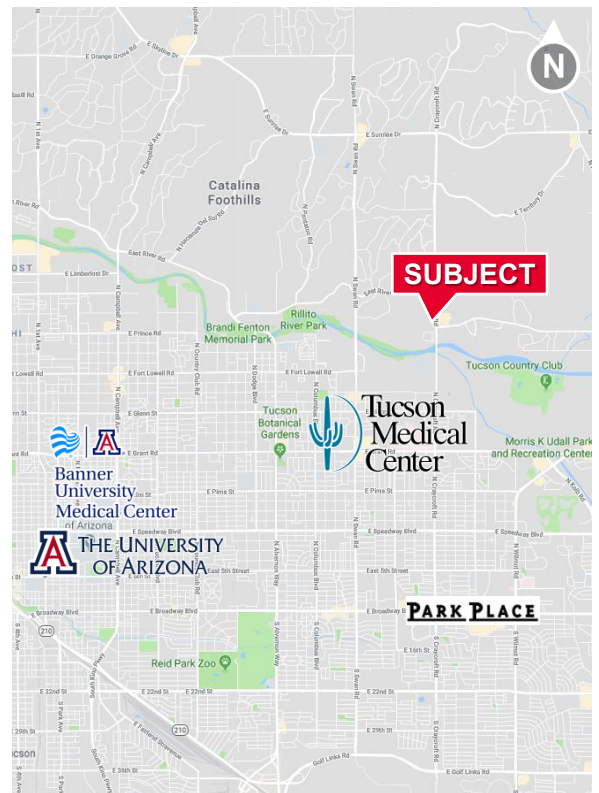
**3.02 ACRES**

**SALE PRICE: \$1,585,000**

**ZONED FOR OFFICE, MEDICAL, & HIGH DENSITY RESIDENTIAL**

**Key Features**

- Site can accommodate two-story office/medical, hotel, assisted living or several freestanding buildings
- Site plan can be configured to user requirements
- Existing left turn lane access from northbound Craycroft
- Parcel available for purchase, build for lease, ground lease, or build for sale
- Outstanding Foothills visibility and access from signalized River Rd & Craycroft Rd intersection
- Zoned Pima County "TR." All utilities to site
- Tax Parcel No. 109-23-003E. 2025 RE Tax \$6,033.66



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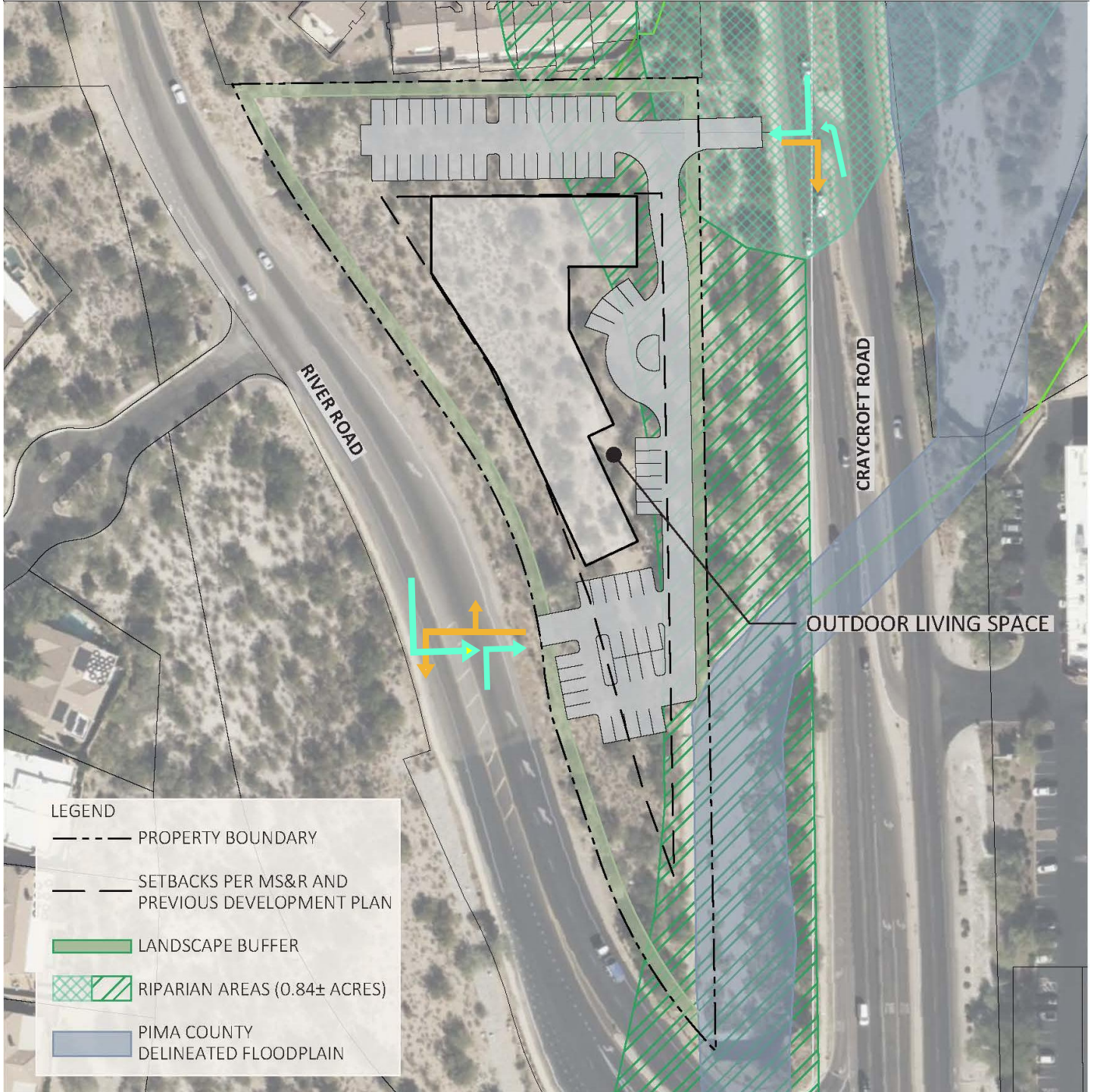
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Site Plan & Surrounding Area



Concept Site Plan

CONCEPT PLAN: ASSISTED LIVING OR HOTEL



**LEGEND**

- PROPERTY BOUNDARY
- SETBACKS PER MS&R AND PREVIOUS DEVELOPMENT PLAN
- LANDSCAPE BUFFER
- RIPIARIAN AREAS (0.84± ACRES)
- PIMA COUNTY DELINEATED FLOODPLAIN

NOTES

1. ASSESSOR PARCEL NUMBER: 109-23-003C
2. MAX CONCEPTUAL BUILDING FOOTPRINT: 25,000± SF(SUBJECT TO ARCHITECTURAL DESIGN)
3. MAX HEIGHT: 34 FT(2 STORY)
4. APPROXIMATE OPEN SPACE PROVIDED(20% REQUIRED): 1.5± ACRES
5. PARKING REQUIREMENTS:  
 GROUP CARE/RETIREMENT QUARTERS: 1 SPACE PER 2 EMPLOYEES, AND 1 SPACE PER 4 BEDS  
 HOTEL: 1 SPACE PER 2 EMPLOYEES, AND 1 SPACE PER GUEST UNIT



CONTOUR INTERVAL: 2 FT | AERIAL DATE: 2023

## 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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