



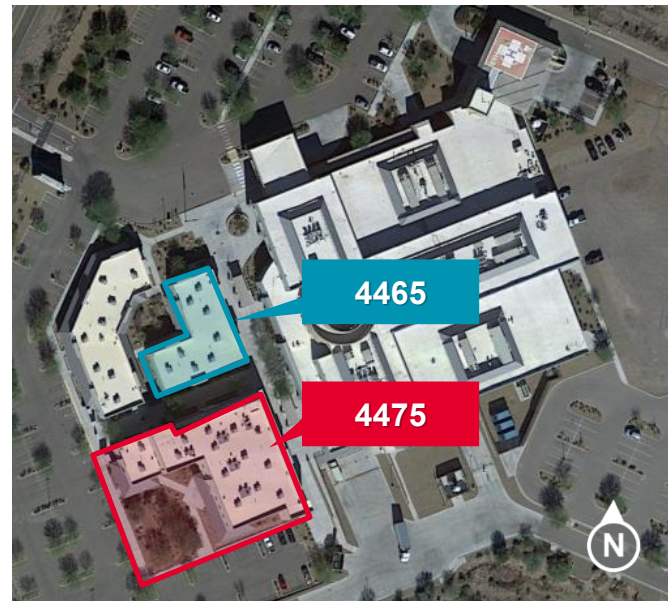
FOR LEASE

SANTA CRUZ HOSPITAL MEDICAL OFFICES – GREEN VALLEY
LEASE RATE: \$20.00 SF NNN

ADJACENT TO SANTA CRUZ VALLEY REGIONAL HOSPITAL, LOCATED DIRECTLY OFF I-19

4475 S I-19 Frontage Road		
SUITE	RSF	IMPROVEMENTS
101	1,826	*Turnkey
125	4,618	*Turnkey
135	3,825	Shell
225	2,121	*Turnkey
235	1,883	*Turnkey
255	5,297	*Turnkey
		*See plan

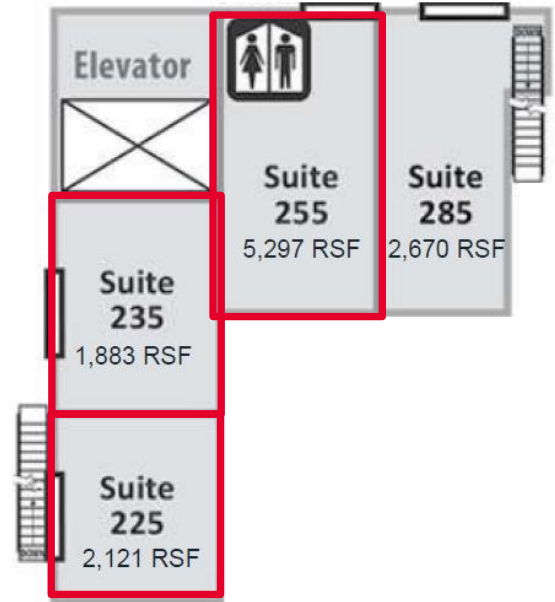
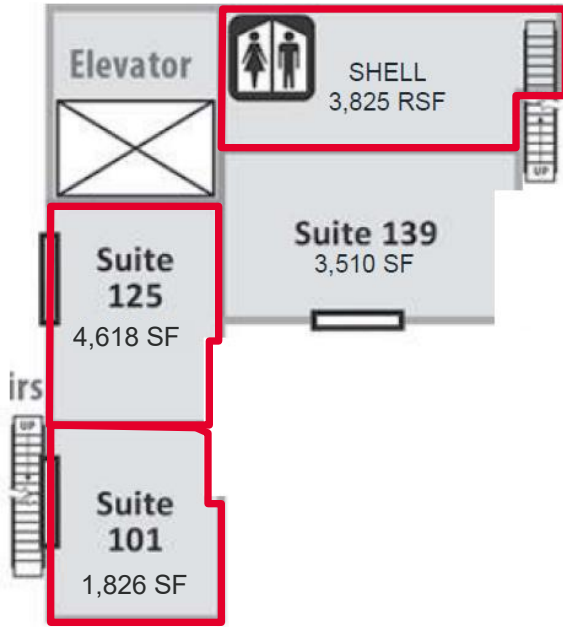
4465 S I-19 Frontage Road		
SUITE	RSF	IMPROVEMENTS
100	6,787	Shell (entire bldg)



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4475 – 2 Story Floor Plan & Tenants



Suite	Tenant	SF
101 <i>*Plan on Page 3</i>	Available	1,826

125 <i>*Plan on Page 4</i>	Available	4,618
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135	Available	3,825 - Shell
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139	United Community Health Center	3,409 SF
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Address	Tenant	SF
4465 <i>*Plan on Page 7</i>	Available	6,787 SF - Shell

Suite	Tenant	SF
225 <i>*Plan on Page 5</i>	Available	2,121

235 <i>*See Page 6</i>	Available	1,883
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255 <i>*See Page 6</i>	Available	5,297
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285	Valley ENT	3,191
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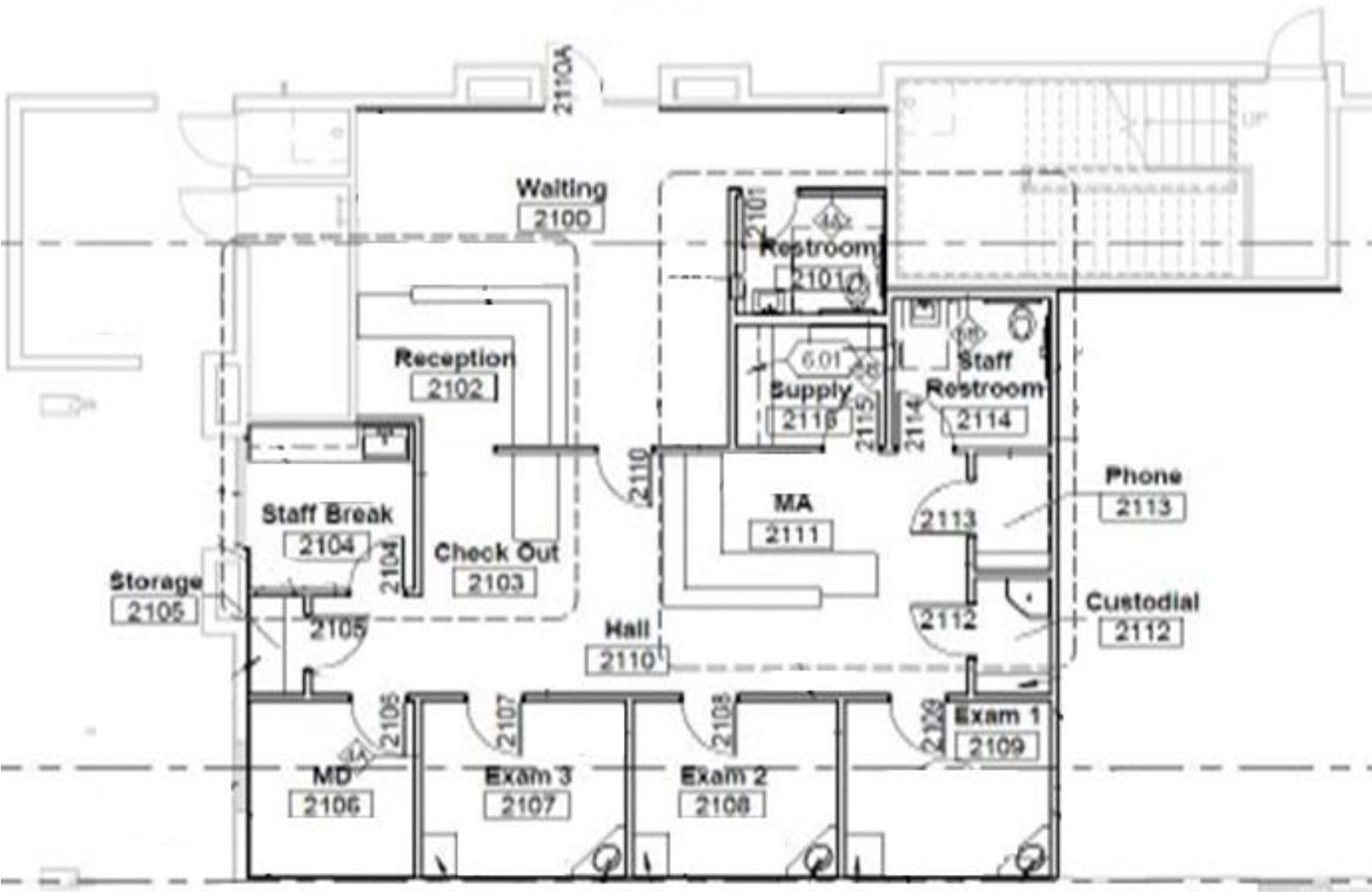
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Floor Plan

Suite 101- 1,826 SF

3 exam rooms, reception and waiting area, M.A. Station, physician's office, Break room and 2 restrooms



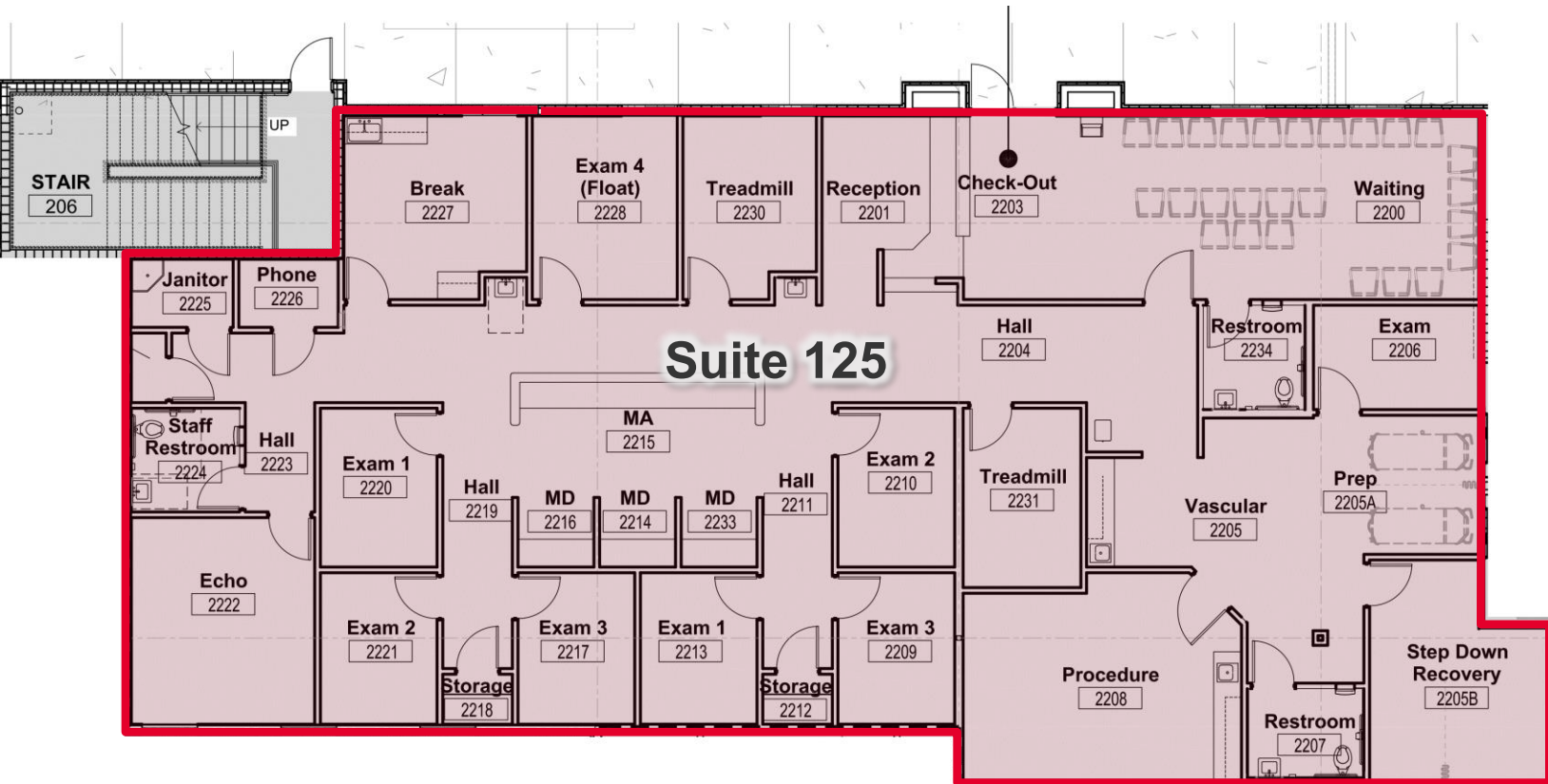
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Floor Plan

Suite 125 – 4,618 SF



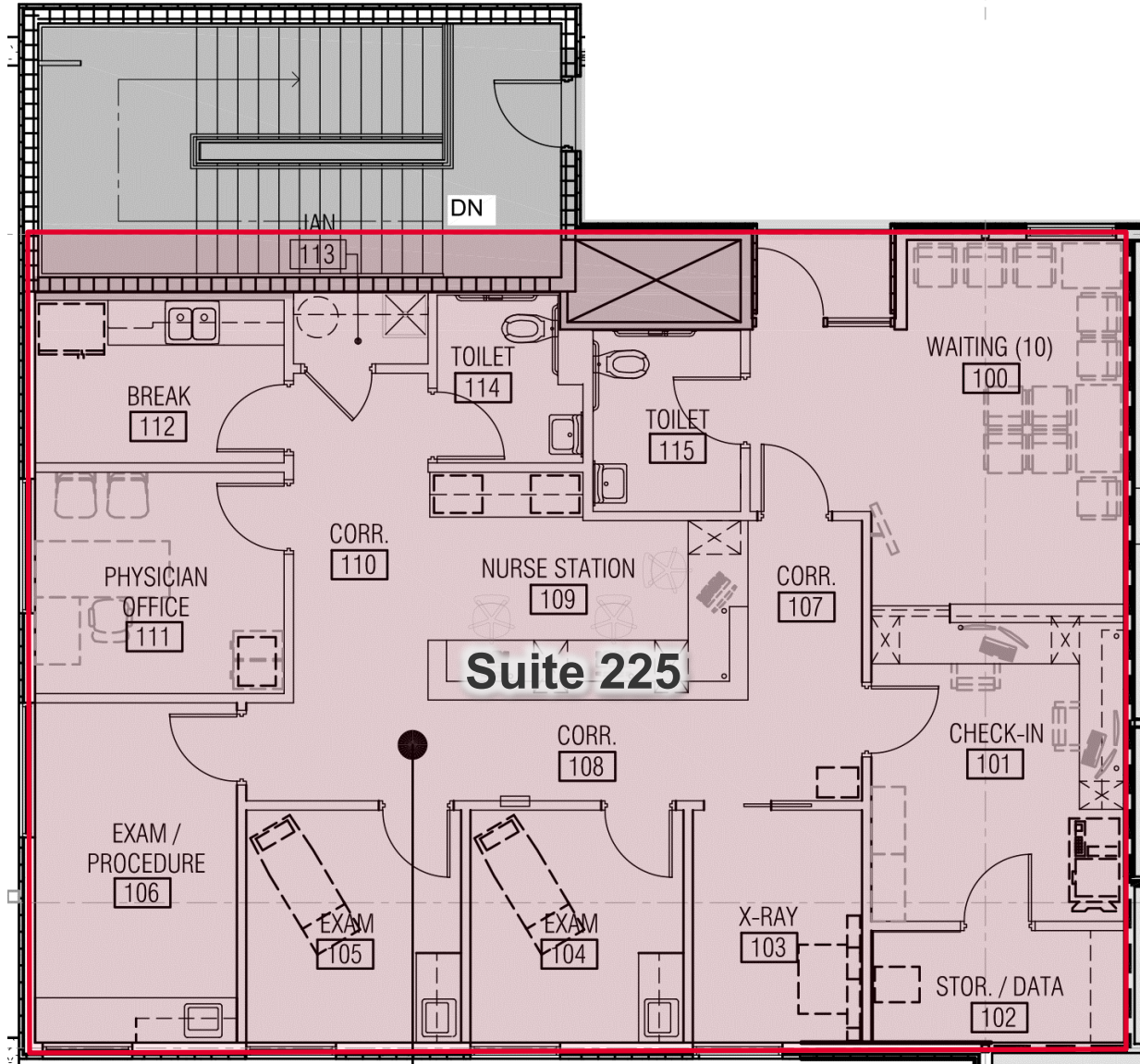
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Floor Plan

Suite 225 – 2,121 RSF



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Floor Plan

Suite 235 – 1,863 RSF

Suite 255 – 5,297 RSF



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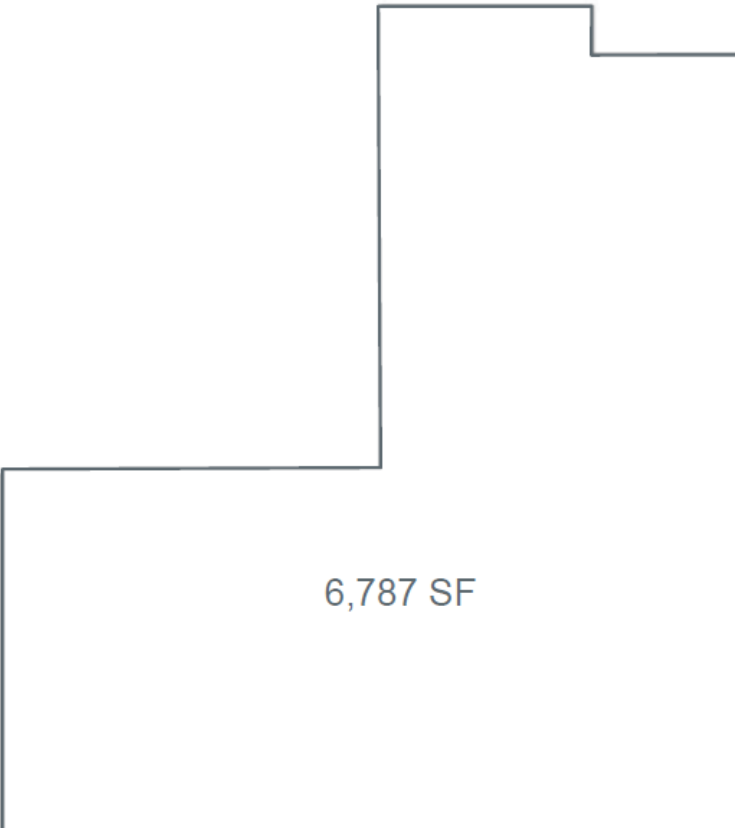
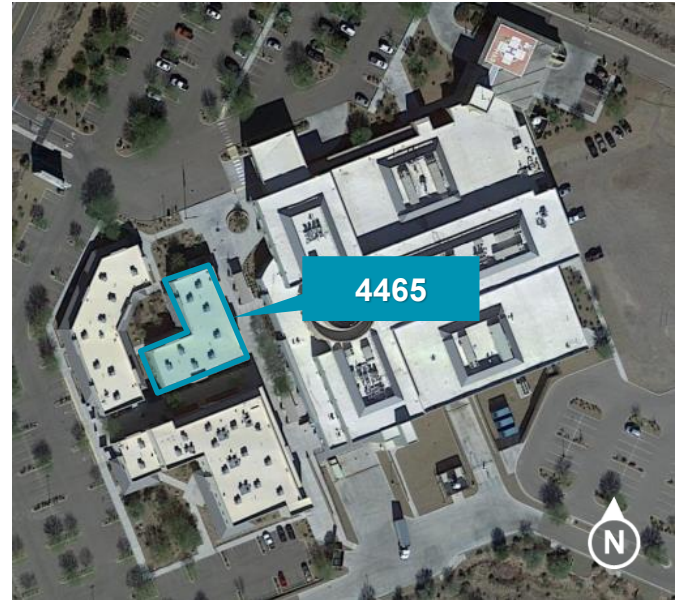
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Floor Plan

4465

- 6,787 SF
- Single story
- Shell condition



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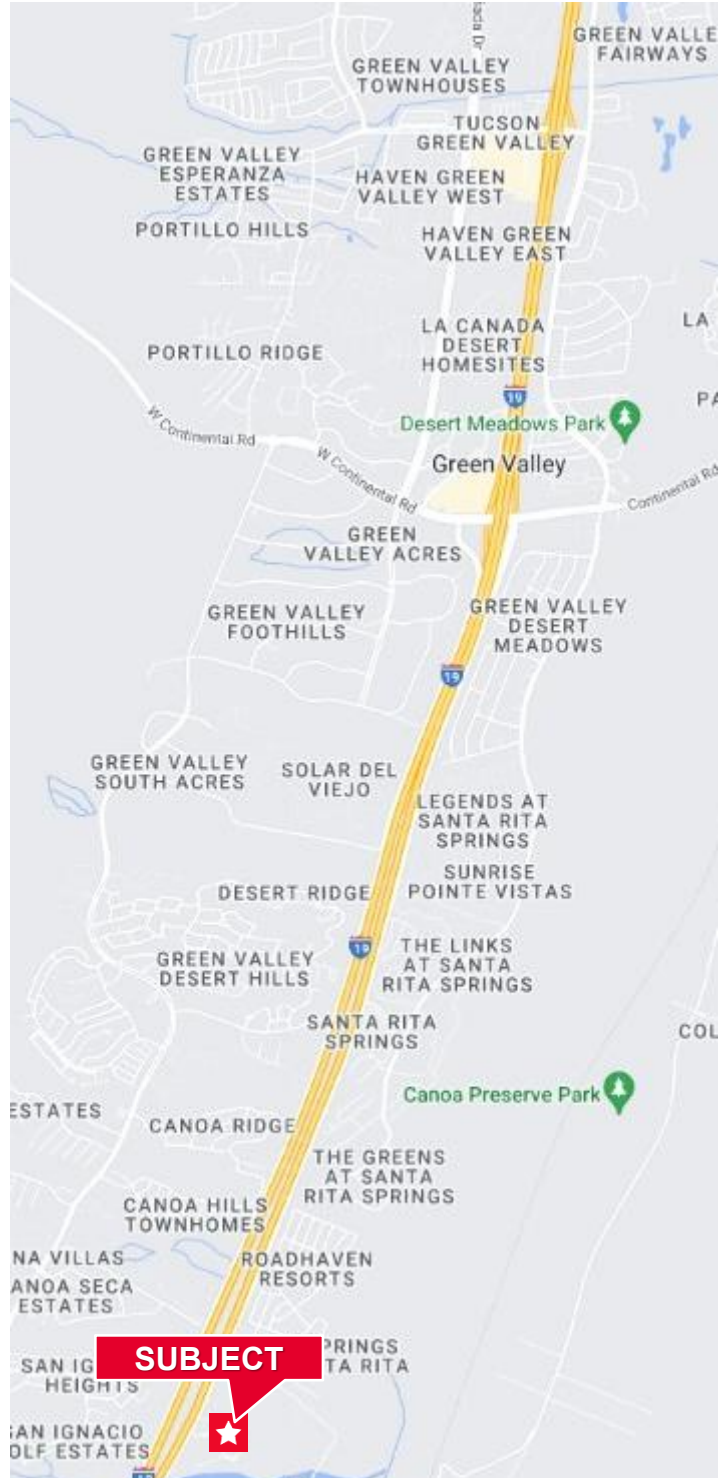
Aerial Maps

*3.25 Miles to Continental Rd & I-19

*23.7 Miles to Drexel Rd & I-10

*24.7 Miles to Irvington Rd & I-10

**as the crow flies*



Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



456,600
TOTAL
HOUSEHOLDS



35%
COLLEGE
EDUCATION



1.1%
POPULATION
GROWTH RATE



\$74,400
MEDIAN HOUSEHOLD
INCOME



4.1%
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 08/13/2025

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