

# SALE

## FREESTANDING RETAIL INVESTMENT | 1097 W PRINCE RD, TUCSON | FOR SALE

1097 W Prince Rd Tucson, AZ 85705



### OFFERING SUMMARY

Sale Price:	\$595,000
Building Size:	3,310 SF
Available SF:	
Lot Size:	28,823 SF
Number of Units:	3
Price / SF:	\$179.76
Year Built:	1977
Zoning:	C-1
Market:	Tucson, AZ

### PROPERTY HIGHLIGHTS

- 3,315 SF freestanding retail building on a 0.68-acre parcel
- Versatile layout with building, fenced yard, trailer pad, and night-use parking
- Excellent street frontage on Prince Rd with exposure to over 26,900 vehicles per day
- Historically leased to multiple tenants with combined rents reaching \$7,000/month
- Zoned C-1 – suitable for contractor showroom, auto-related uses, or service retail
- Close proximity to I-10, Oracle Rd, and Grant Rd, offering strong accessibility

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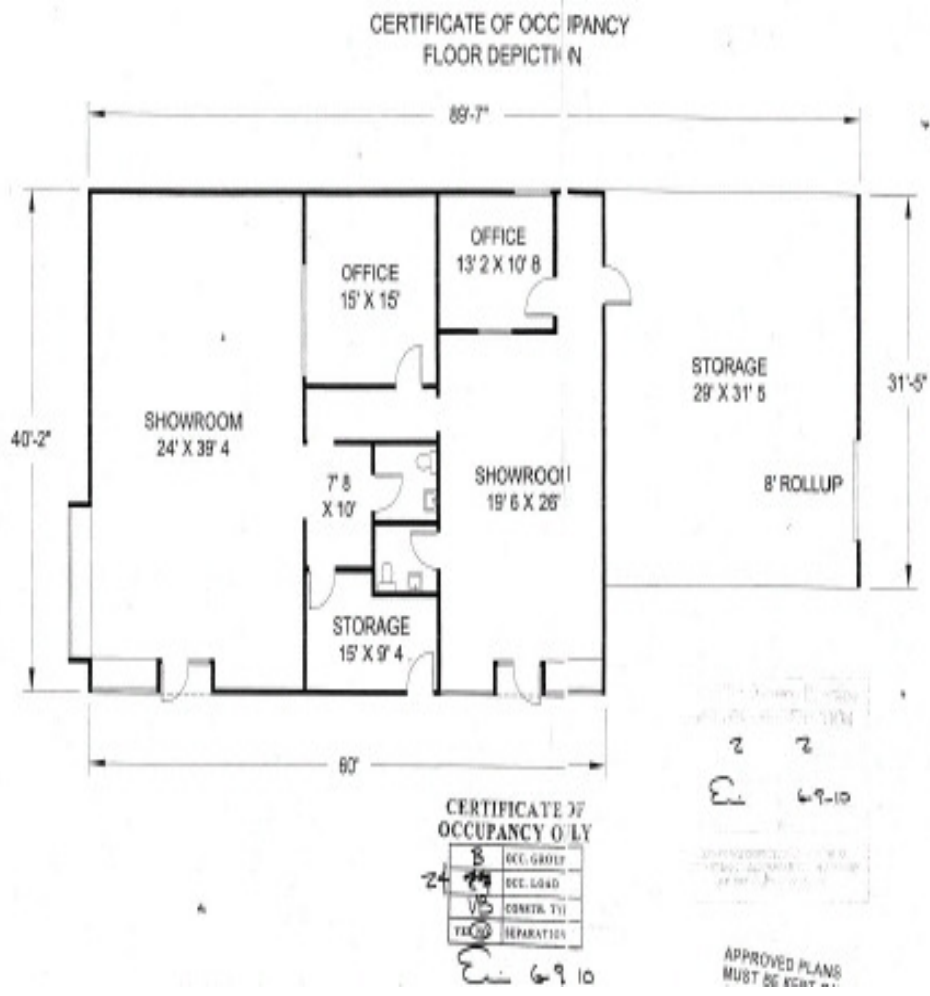


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### PROPERTY DESCRIPTION

1097 W Prince Rd offers a value-add retail acquisition in Tucson's established central west side corridor. This 3,315 SF freestanding building sits on a 0.68-acre lot with versatile lease-up potential, including indoor showroom space, exterior yard, vehicle parking, and trailer storage. Previously leased in sections producing over \$7,000/month, the property is now vacant and ready for a new investor or owner-user to reposition. With NNN lease potential and a history of multi-tenant demand, this is a strategic value-add play in a historically underserved corridor.

### LOCATION DESCRIPTION

West/Central Tucson Retail Corridor – Prince & Fairview

Located along W Prince Road, a heavily trafficked arterial connecting I-10 with central Tucson, the property sits within a dense urban infill zone anchored by service businesses, light industrial users, and daily-needs retailers. The area offers strong visibility and drive-by exposure with 26,900+ vehicles per day, proximity to residential neighborhoods, and access to major employers and transportation nodes.

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