



FOR SALE

4,072 SF

SALE PRICE: \$495,000

Key Features

- Attractive freestanding building on Ajo Way near Interstate 19
- Two story building has an operating lift
- Tall ceilings with abundant natural light
- 4 private offices, 2 large bullpen areas, 2 conference rooms, and kitchen/break area
- Great visibility and high traffic with "left-in/left-out" access

Property Details

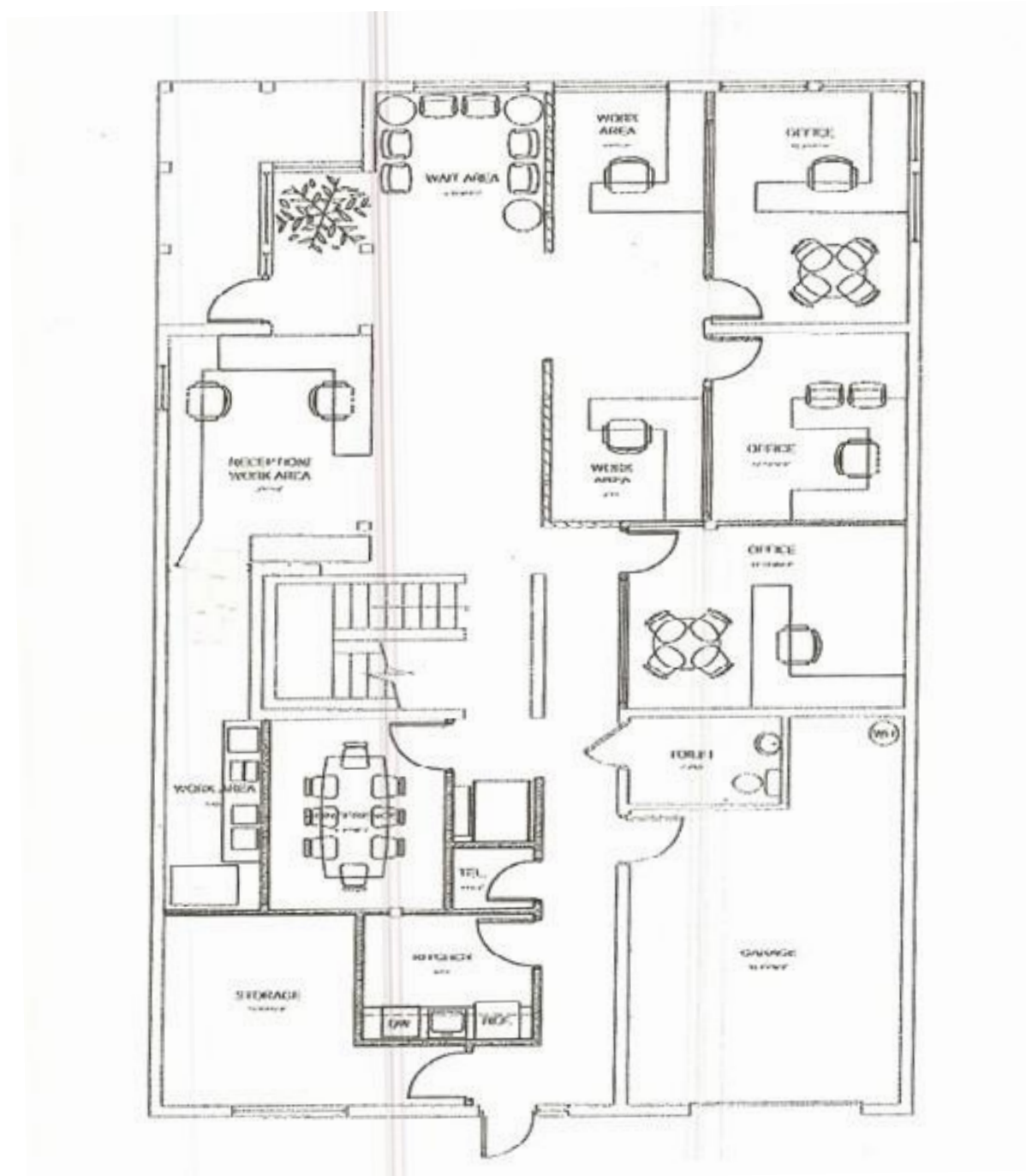
Possession	Immediate
Parcel Size	11,876 SF
Assessor Parcel No.	120-07-0570
Property Taxes (2025)	6,838.47
Zoning	C-2 (City of Tucson)
Power	120/240
Year Built	1989
Parking	16 parking spaces (4:1000)

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*Seller is a licensed real estate broker in the State of Arizona

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First Floor



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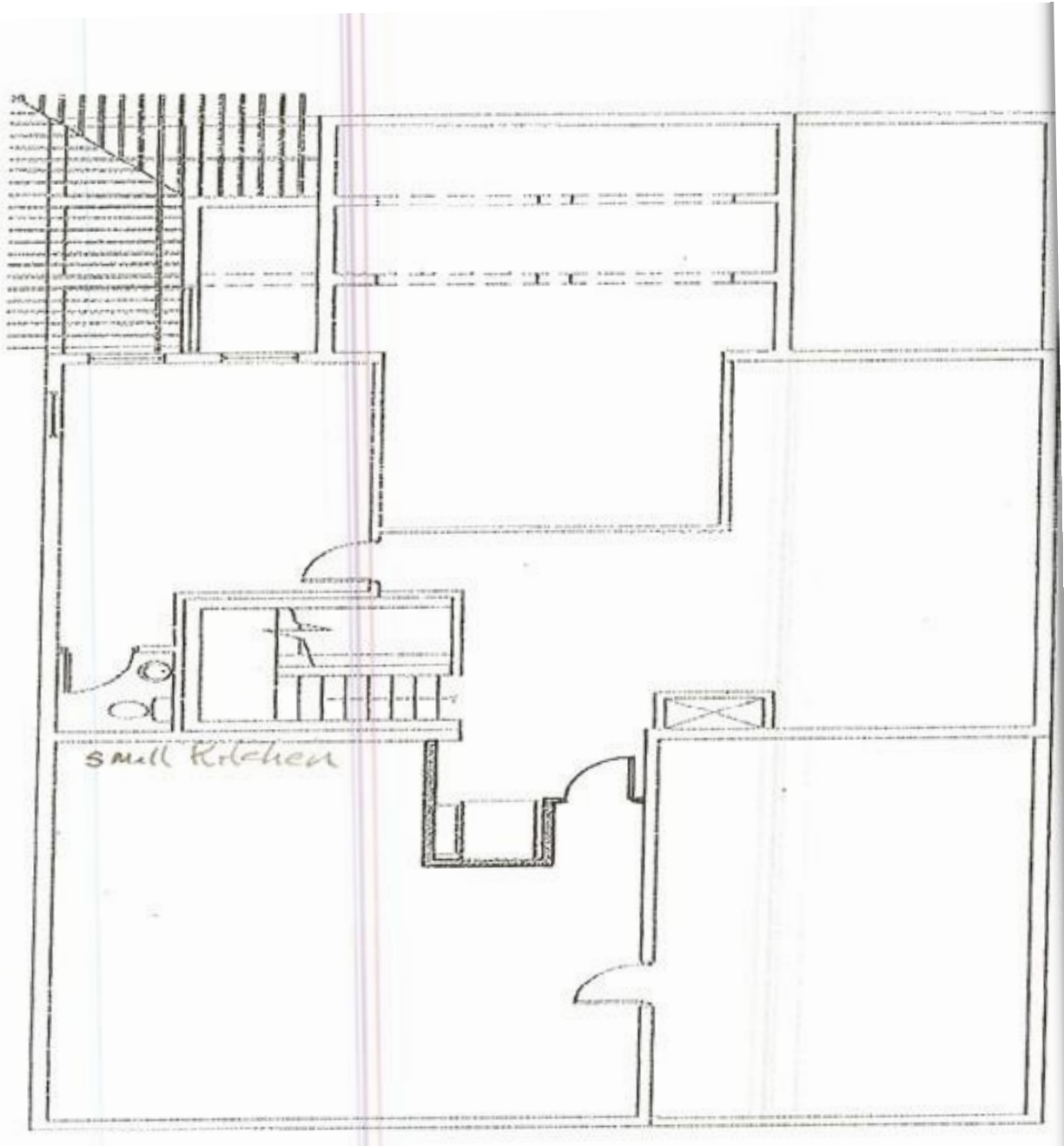
First Floor Photos



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Second Floor



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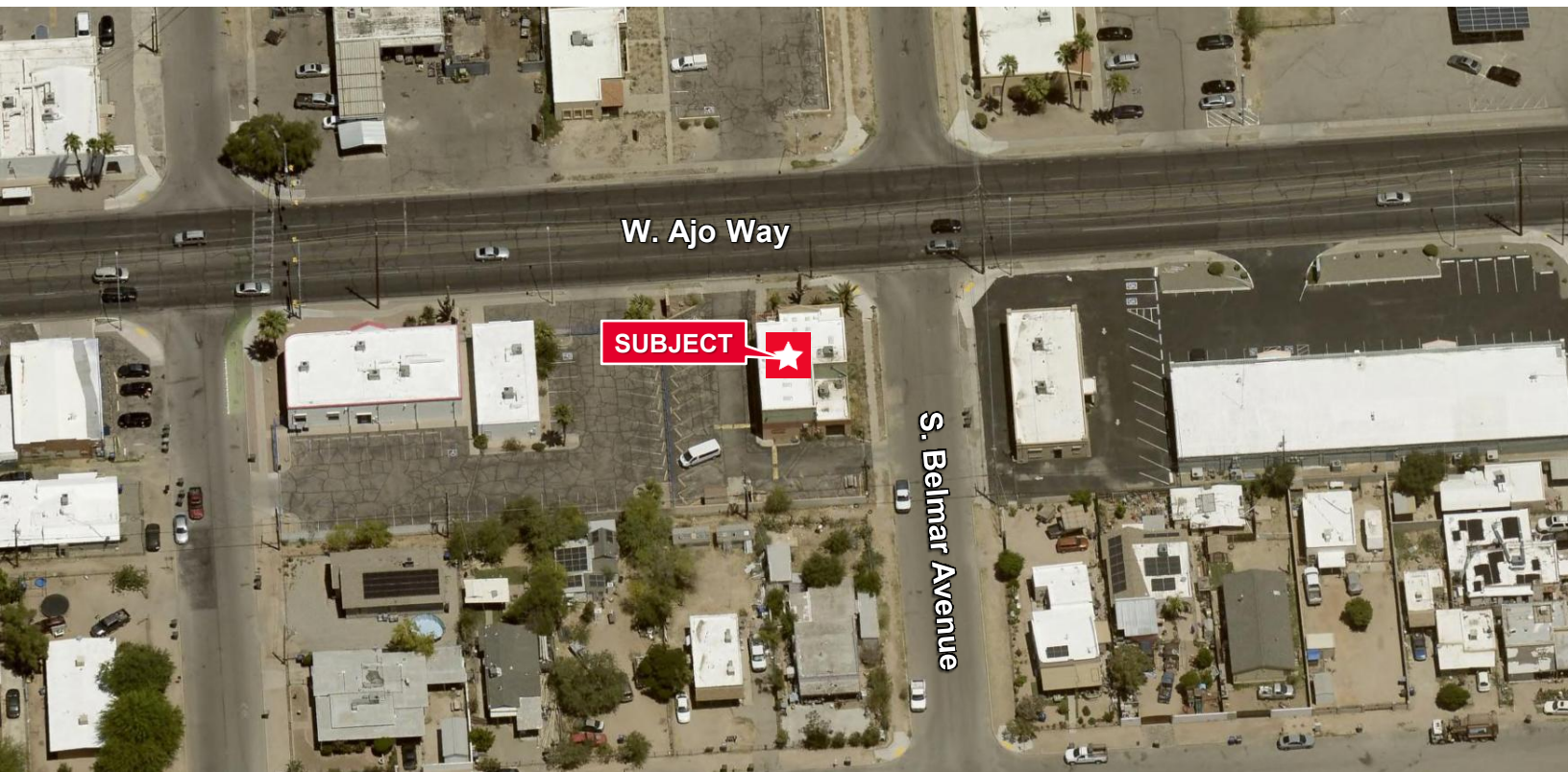
Second Floor Photos



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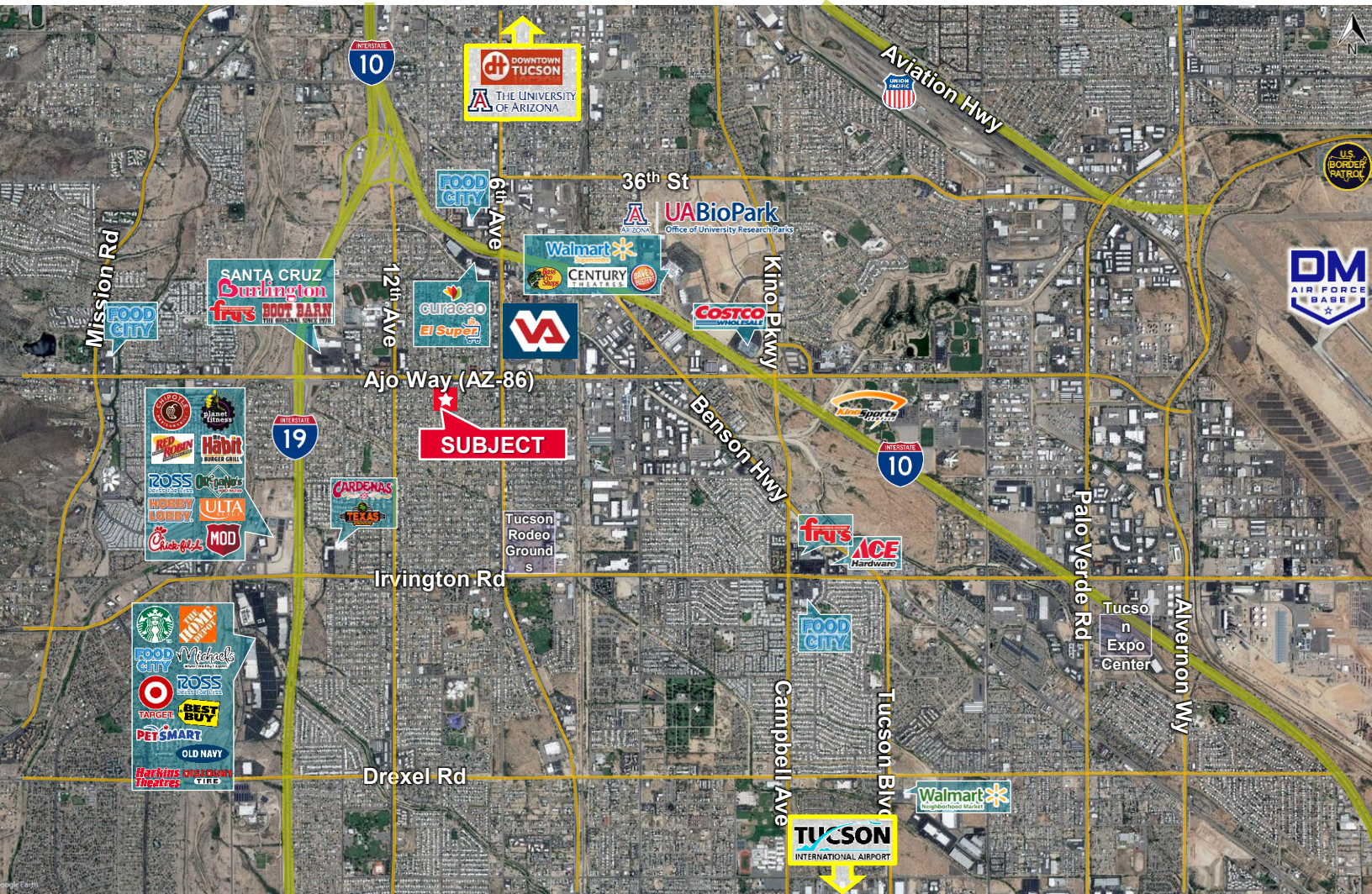
Aerial



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Trade Map



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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



THE UNIVERSITY
OF ARIZONA

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 BEST COLLEGES 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
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