

FREESTANDING OFFICE BUILDING FOR SALE

7485 E. Tanque Verde Road - Price Reduced
Office, Medical, or Retail use

Exclusively represented by

DAVE VOLK
dvolk@volkco.com
520.235.3000



The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express, or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale- for illustration only. All projected income or expenses, tenant and financial data, sizes, dimensions, property lines, zoning boundaries, and locations of buildings, parking, entrances and other improvements are approximate only and must be independently verified by buyer or tenant. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas.

FREESTANDING OFFICE BUILDING FOR SALE

7485 E. Tanque Verde Rd. - Price Reduced
Office, Medical, or Retail use



FEATURES

BUILDING SIZE	±4,734 SF (per assessor)
LAND SIZE	±6,364 SF (per assessor)
SALE PRICE	\$1,088,666 (\$229.00/SF)
YEAR BUILT	2007
APN	114-60-078A
ZONING	C-1 City of Tucson
2024 RE TAXES	\$4.56/FT (per assessor)
COMMON AREA MAINT.	\$1.88/FT (per association)

HIGHLIGHTS

- Single Story Office available for immediate occupancy
- Convenient location off of Tanque Verde and Sabino Canyon Roads
- Solid Masonry Construction
- Fully Built out with 8 private offices and 22 workstations
- Five (5) Covered Parking Spaces
- Roof under warranty
- Phase One study available

DEMOGRAPHICS (2025 Estimates)	1-MILE	3-MILES	5-MILES
Population	9,579	85,774	229,050
Avg Household Income	\$111,720	\$97,150	\$97,461
Total Employees	3,587	37,461	81,612

SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2025

TRAFFIC COUNTS

TANQUE VERDE	38,167 AADT
SABINO CANYON	33,166 AADT

SOURCE: REGIS SITES USA 2025

FREESTANDING OFFICE BUILDING FOR SALE

7485 E. Tanque Verde Rd. - Price Reduced
Office, Medical, or Retail use



FREESTANDING OFFICE BUILDING FOR SALE

7485 E. Tanque Verde Rd. - Price Reduced
Office, Medical, or Retail use

SITE PLAN



FREESTANDING OFFICE BUILDING FOR SALE

7485 E. Tanque Verde Rd. - Price Reduced
Office, Medical, or Retail use

