



COMMERCIAL RETAIL ADVISORS, LLC

5420 E. Broadway Blvd., Suite 200
Tucson, AZ 85711
Phone: 520-290-3200
Fax: 520-751-7465
www.cradvisorsllc.com

OFFICE BUILDING FOR SALE



Property Description

Location: 2583-2585 N. 1st Ave.
North of the NWC of 1st Ave & Grant Road
Tucson, AZ

Building Size: 4,952 SF freestanding building

Sale Price: ~~\$490,000.00 (\$99.00/SF)~~
\$469,000.00 (\$94.71/SF) **Reduced Price**

Real Estate Taxes \$10.089.82 (2020 - both parcels)

Parcel No.: 107-14-4370 and 107-14-4380

Zoning: C-3

Demographic Highlights

2020 Estimates	1 Mile	3 Miles	5 Miles
Population:	21,695	139,262	277,011
Households:	9,396	61,041	117,688
Average HH Income:	\$41,205	\$52,460	\$60,540

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2010)

For information, contact:

Craig Finrock, CCIM, CRX, CLS
Designated Broker
cfinrock@cradvisorsllc.com

Highlights

- ◆ Convenient central location on 1st Avenue, with direct accessibility the University of Arizona and Downtown.
- ◆ Located within a quiet, well maintained condominium complex with professional office uses and ample drive-up parking.
- ◆ High quality office build-out with an efficient layout featuring many private offices and training/meeting space.
- ◆ Owner's association is well-funded and provides hands-off maintenance of building exteriors and common areas (ownership of this property constitutes majority control).
- ◆ Separate electrical meters for 4 suites so spaces could be easily divided into a multi-tenant building.
- ◆ A current tenant occupying 25% of the space would be willing to sign a lease extension.

Traffic Count

Grant Road:	40,489 VPD (2019)
1st Avenue:	26,532 VPD (2019)
Total:	67,021 VPD

(Source: Pima Association of Governments and ADOT)

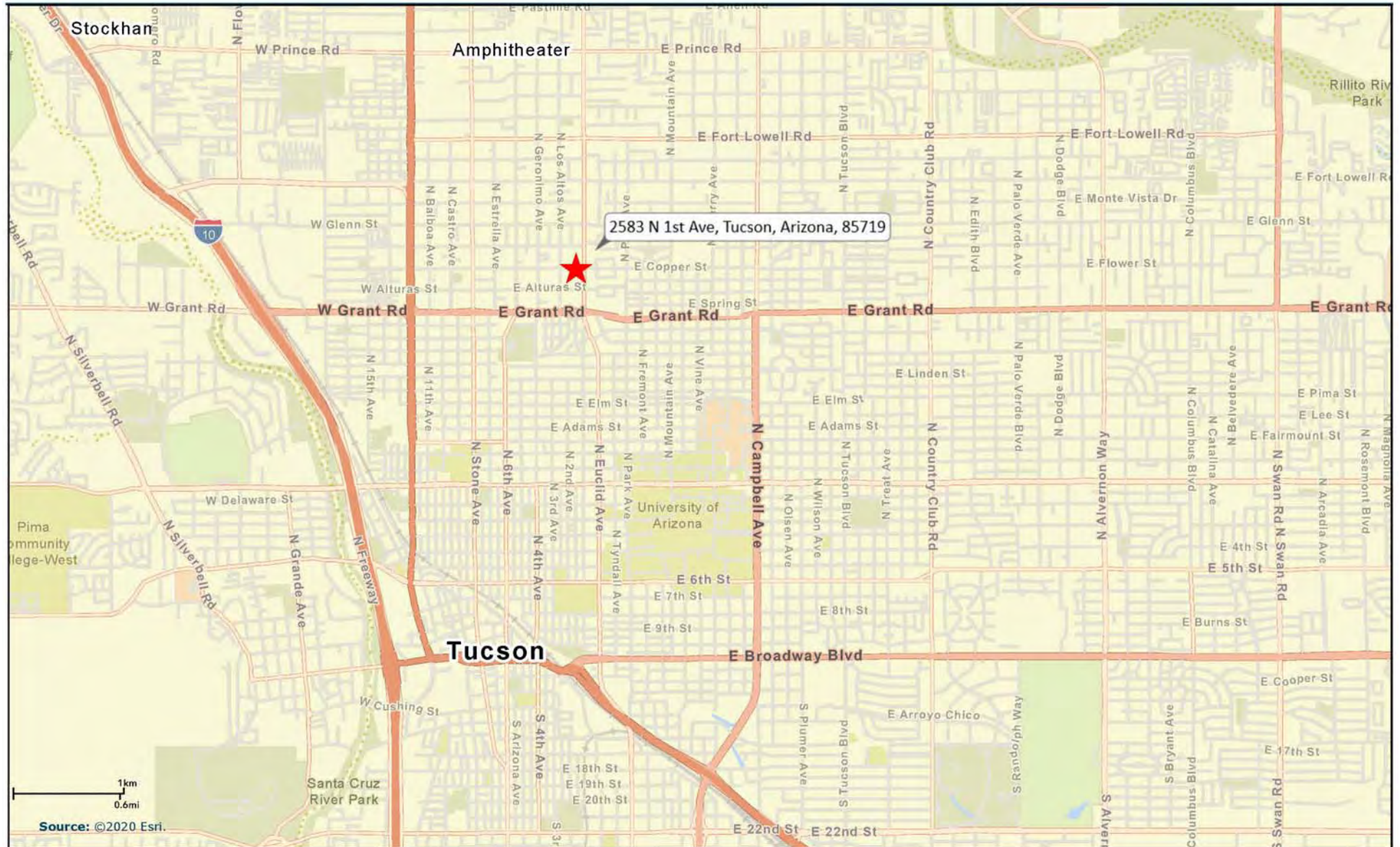
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2583-2585 N. 1st Ave.



Tucson, Arizona

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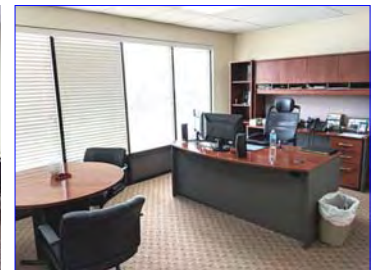
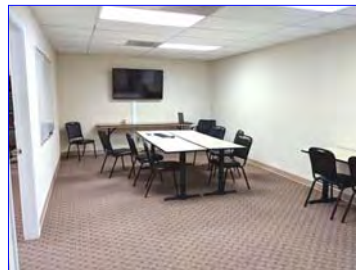
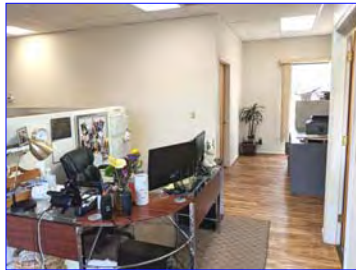
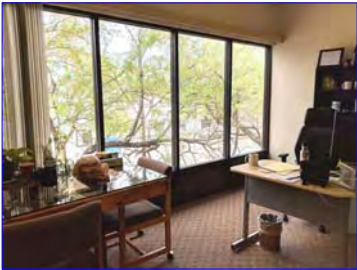
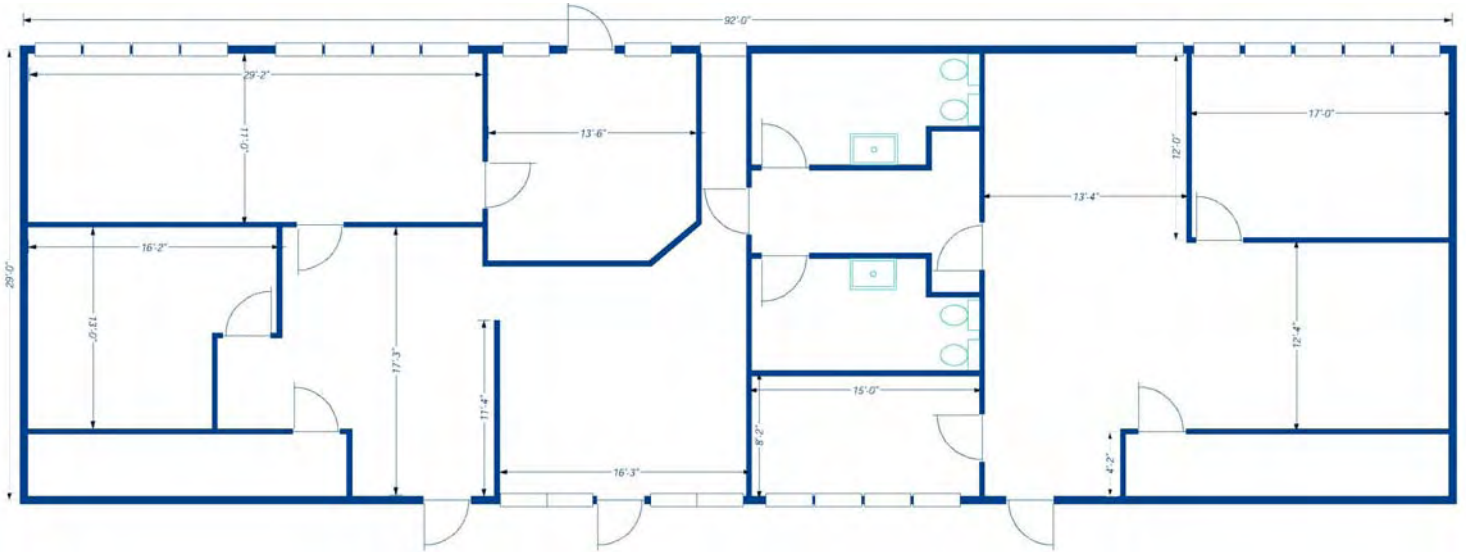


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FLOOR PLANS

1ST FLOOR



2ND FLOOR

