



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)

## 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.

## Traffic Count

|               |                   |
|---------------|-------------------|
| Grant Road:   | 40,489 VPD (2019) |
| 1st Avenue:   | 26,532 VPD (2019) |
| <b>Total:</b> | <b>67,021 VPD</b> |

(Source: Pima Association of Governments and ADOT)

For information, contact:

**Craig Finfrock, CCIM, CRX, CLS**  
Designated Broker  
cfinfrock@cradvisorsllc.com

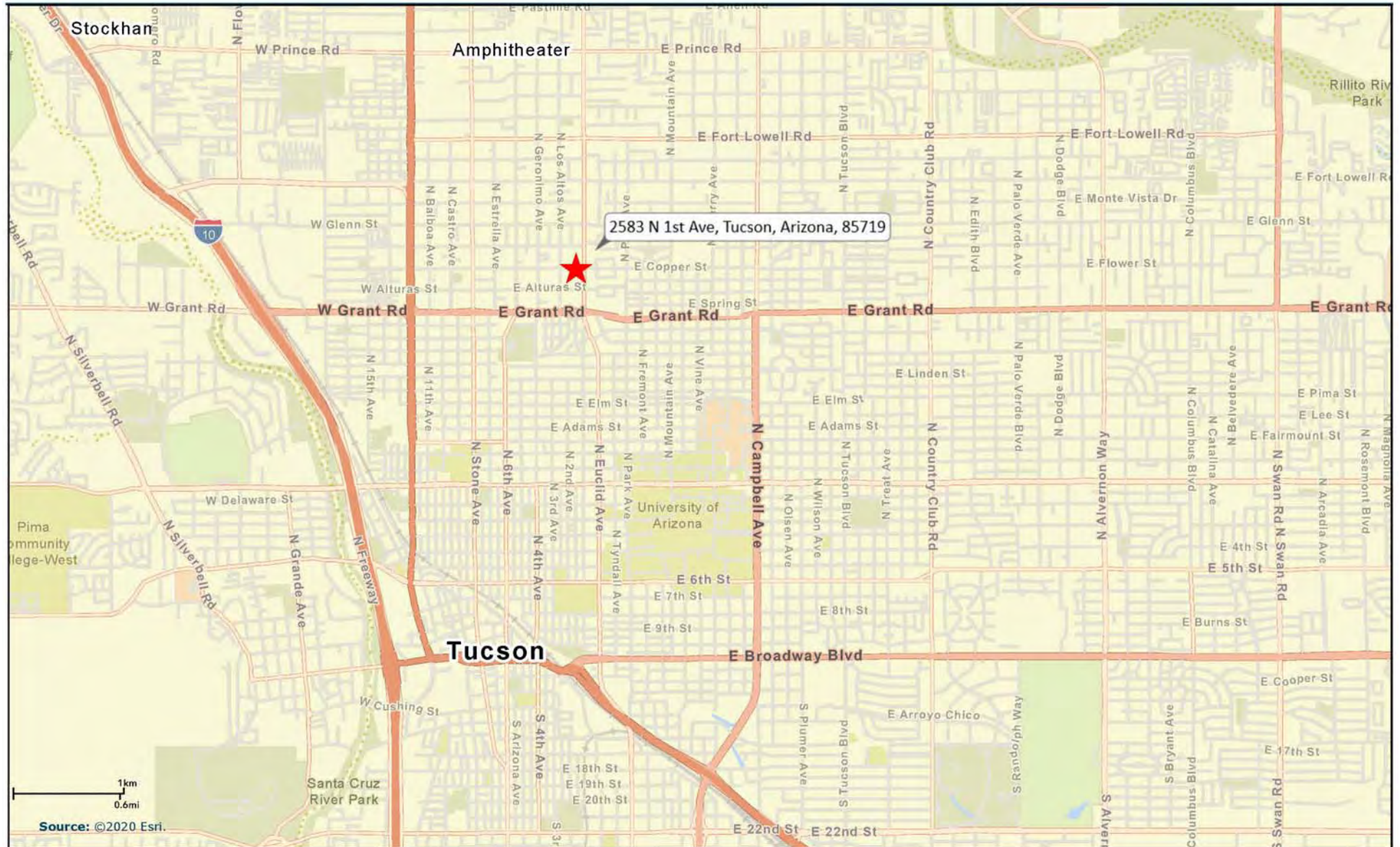
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# 2583-2585 N. 1st Ave.



Tucson, Arizona

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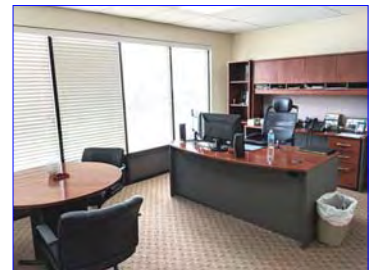
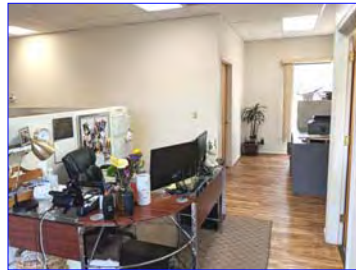
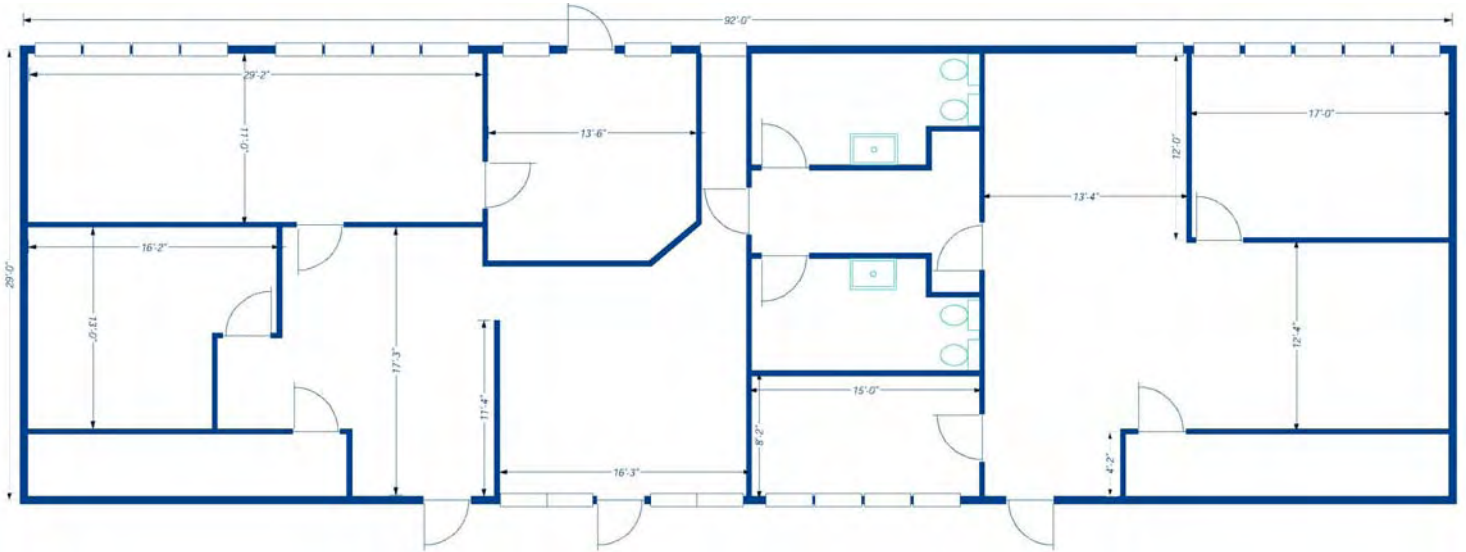


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## FLOOR PLANS

### 1ST FLOOR



### 2ND FLOOR

