

Historic Downtown Offices



Beautifully Restored Downtown Offices For Sale

2 Historic Buildings with Additional Land and On-Site Parking

Total Building Size (both buildings) : $\pm 6,614$ sf

70 W. Cushing St: $\pm 5,276$ sf - 78 W. Cushing St: $\pm 1,338$ sf

Total Land Size: $\pm 19,869$ sf

Charming 2-building complex built around private courtyard & on-site parking

Buildings have been extensively renovated with numerous interior upgrades

Sale Price: \$1,400,000

Available Immediately

For more information, please contact exclusive listing agents:



Paul Ash Commercial Real Estate

3499 N. Campbell Ave., Suite 907 | Tucson, AZ 85719

Main 520.795.2100

www.PaulAshCRE.com

John Yarborough - Commercial Brokerage

520.795.2100 | JohnY@PaulAshCRE.com

David Carroll - Commercial Brokerage

520.795.2100 | DavidC@PaulAshCRE.com

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EXECUTIVE SUMMARY

Property Address: 70 & 78 W. Cushing Street

Building Sizes: 70 W. Cushing Street:

Ground Floor: ± 3,913 SF

Basement: ± 1,363 SF

Total Size: ± 5,276 SF

78 W. Cushing Street: ± 1,338 SF

Parcel Sizes:

PARCEL	ADDRESS	LAND SIZE	BUILDING SIZE
117 - 14 - 108C	70 W. Cushing St.	± 8,418 SF	± 5,276 SF
117 - 14 - 1090	78 W. Cushing St.	± 2,944 SF	± 1,338 SF
117 - 14 - 112B	Interior Parking Lot	± 2,730 SF	
117 - 14 - 1130	325 S. Convent Ave.	± 5,777 SF	
	Total:	± 19,869 SF	± 6,614 SF

Sale Price: \$1,400,000

Property Description: 70 & 78 W. Cushing Street is a charming 2 building historic office complex located in Downtown Tucson, just south of the Tucson Convention Center. Both buildings have been beautifully renovated. The larger building, located at 70 W. Cushing Street, features hand-carved mesquite doorway lentils, wood & polished concrete floors, upgraded lighting features, and ADA restrooms. To the south of the 78 Cushing building is the Property's charming hacienda-style courtyard brick paver courtyard featuring shaded seating areas, mature trees, brick-paved walkways, and a classic tiered fountain as its centerpiece. Both

buildings are served by private parking lots to the south of the 2 buildings. Ideal owner-user property!

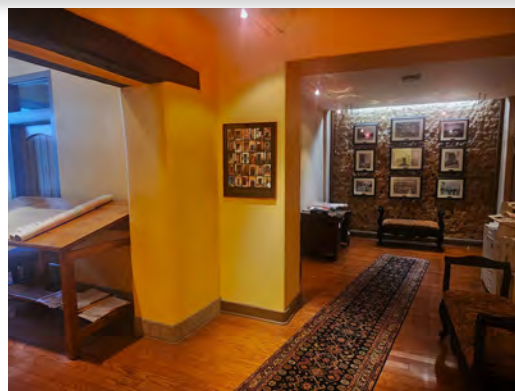
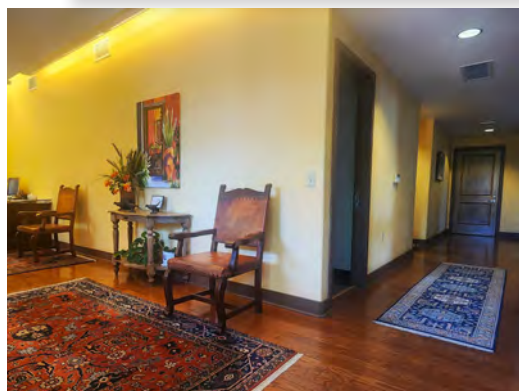
Area Description: Located just south of the Tucson Convention Center in Downtown Tucson, 70 & 78 W. Cushing Street is located in the Barrio Libre neighborhood, Tucson's third oldest historic district. This neighborhood provides a sense of Tucson during the 1870s. It has more Territorial-period adobe buildings than any other part of Tucson, and its intact Mexican-style urban streetscapes are unique in Arizona. The architecture is predominantly Sonoran, Transformed Sonoran, and Transitional styles with building fronts flush with the streets. Barrio Libre, along with neighboring Barrio El Hoyo and the tiny Barrio El Membrillo, are commonly known together as Barrio Viejo. Barrio Viejo—Spanish for “Old Neighborhood”—is a living testament to Tucson's multicultural heritage, vibrant community spirit, and unique architectural legacy. This historic neighborhood is not only a centerpiece of Tucson's past but also a colorful, walkable district brimming with culture and charm today.

Parking/Excess Land: As seen in the aerial photos, the property includes a paved on-site parking lot located to the south of the 70 W. Cushing St. building as well as an additional paved on-site parking area in the vacant lot located at 325 S. Convent Ave. Additionally, 1 Hour Parking is available along Cushing Street.

Zoning: HO-3 (City of Tucson)

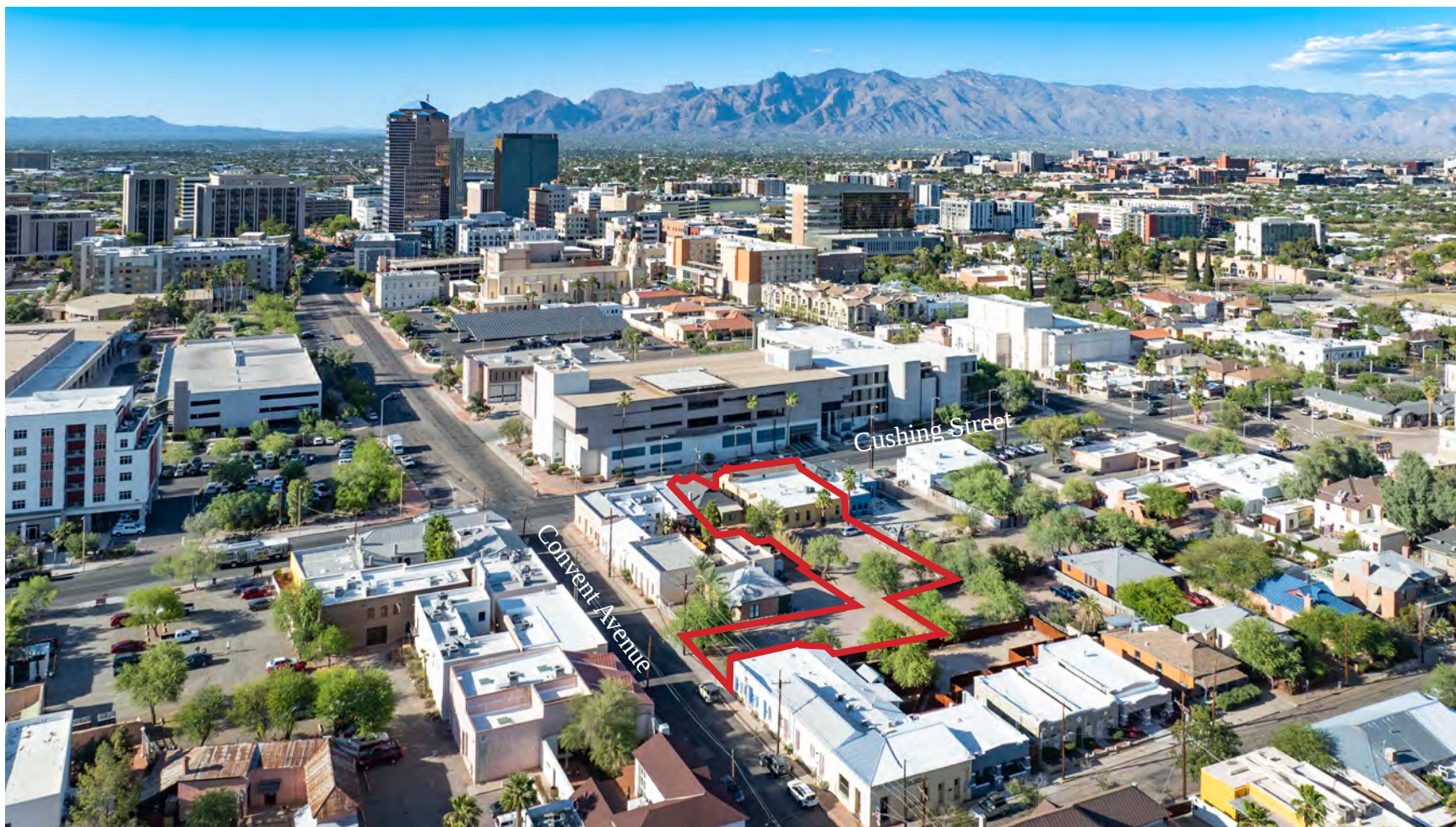
Year Built: 70 W. Cushing St: 1910 78 W. Cushing St: 1916

Real Estate Taxes – all Parcels (2025): \$13,329.55 (± \$2.02/sf)



AERIAL SITE MAP

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Street View along Cushing Street



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Courtyard Behind 78 W. Cushing St.



Courtyard Behind 78 W. Cushing St.



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South Parking Lot #2 - Parcel #117-14-1130 - Looking West



South Parking Lot #2 - Parcel #117-14-1130 - Looking West



South Parking Lot #2 - Parcel #117-14-1130 - Looking East



South Parking Lot #2 - Parcel #117-14-1130 - Looking East



South Parking Lot #1 Looking North - Back of 70 W Cushing St.



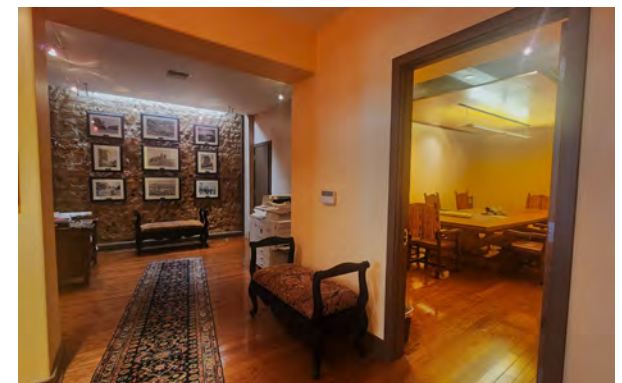
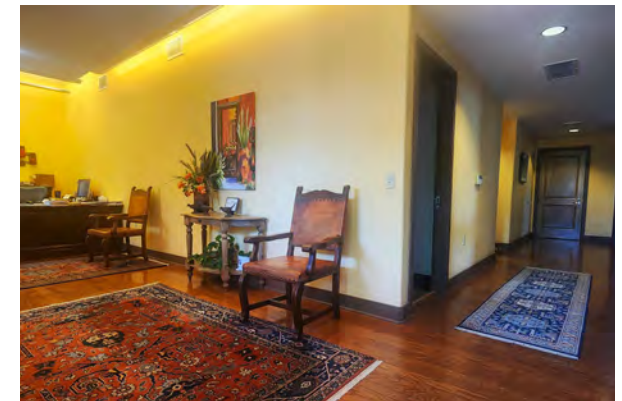
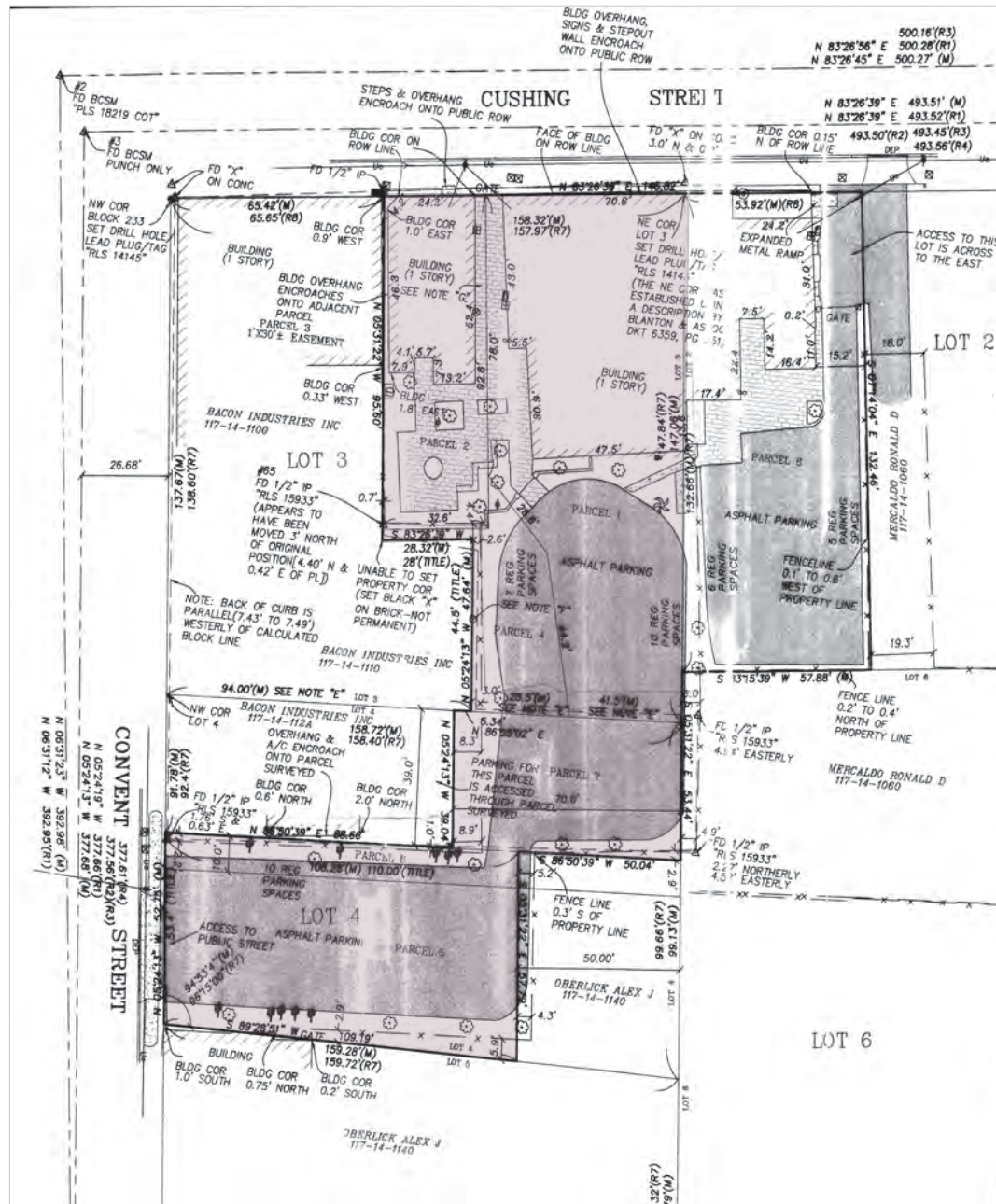
Parking Lot Parcel #117-14-112B looking West



Back of 70 W Cushing St. looking South - South Parking Lot #1



Back of 70 W Cushing St. looking South - South Parking Lot #1



PLAT MAP

DETAIL 30

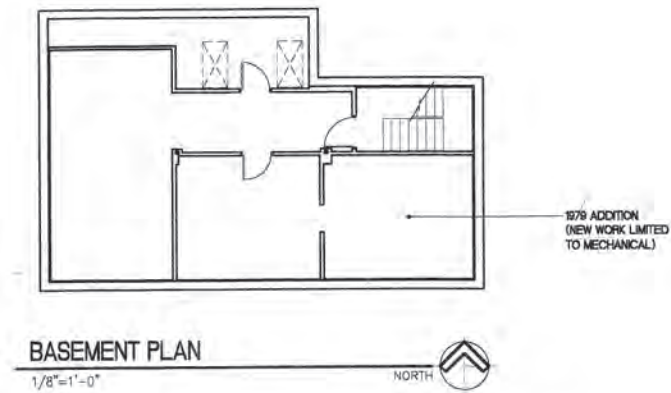
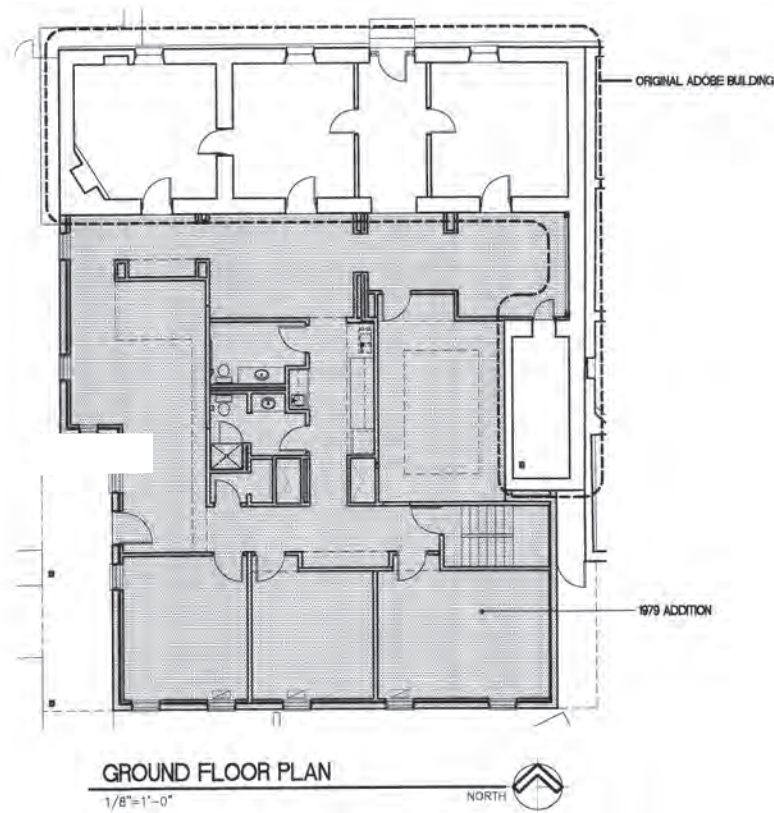
(COTALL)



FEET

FLOOR PLAN - 70 W. CUSHING

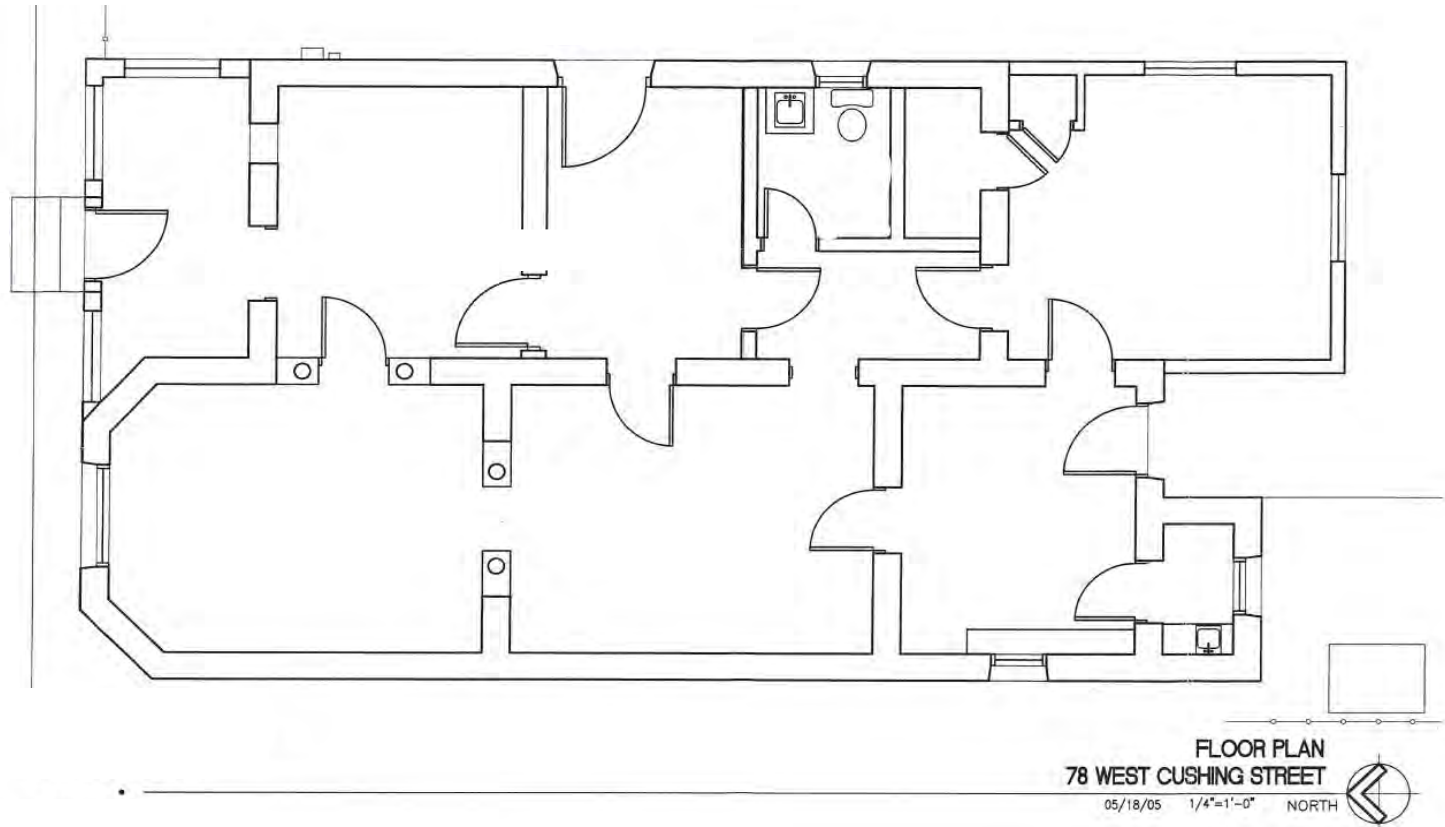
FLOOR PLAN - 70 W. CUSHING



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FLOOR PLAN - 78 W. CUSHING

FLOOR PLAN - 78 W. CUSHING



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