**FOR SALE**

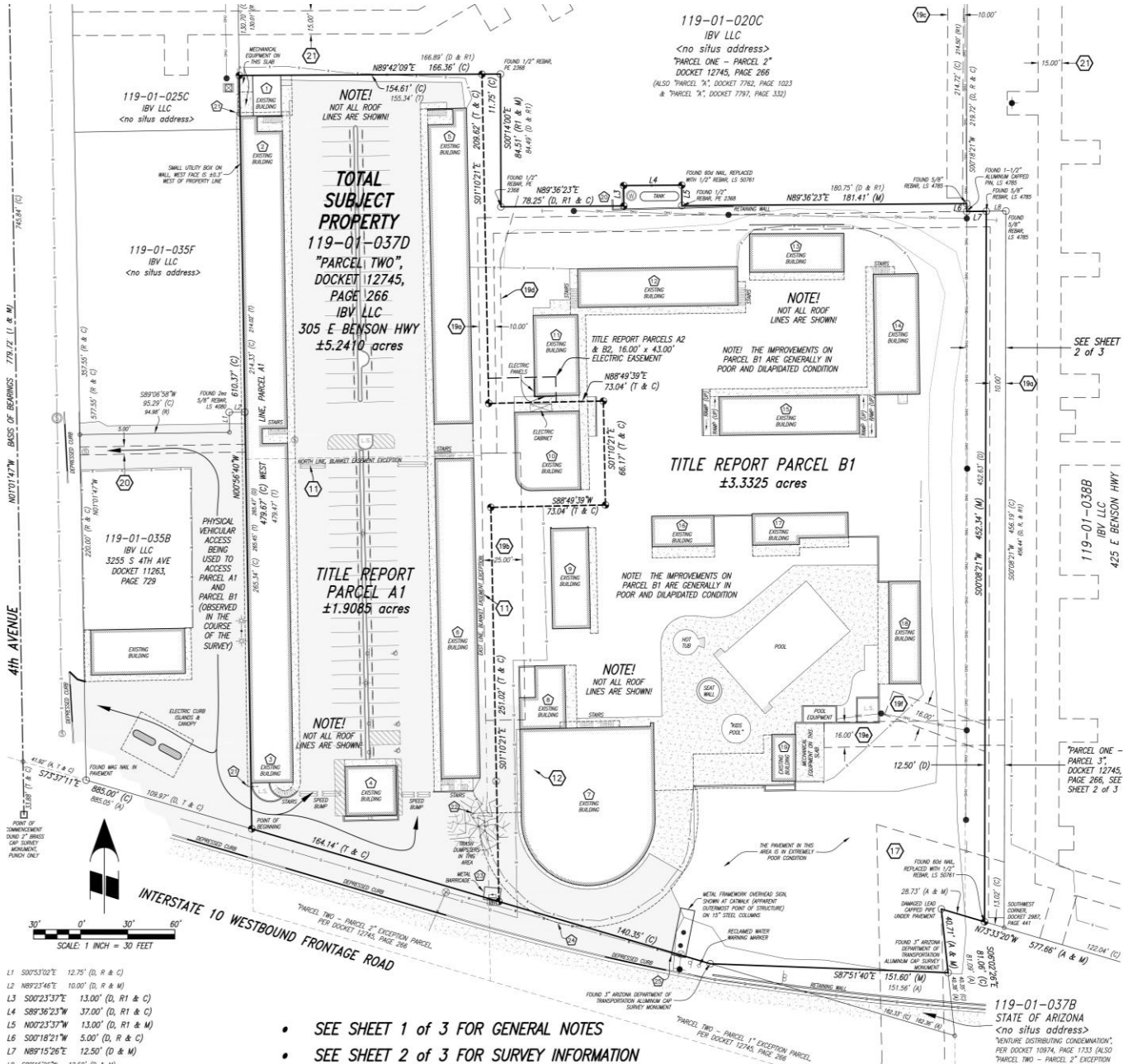
# 3.3 AC

## SALE PRICE: CONTACT BROKER

### Key Features

- Redevelopment Opportunity
- Motivated Seller
- Zoning: SB2
- Tax Parcel No. 119-01-037F

Survey



Kameron Norwood  
Investment Sales & Leasing  
+1 520 360 8510  
knorwood@picor.com

### Trade Map



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picor.com

## Tucson Market Overview



**1.08M**  
TUCSON MSA  
POPULATION



**459,300**  
TOTAL  
HOUSEHOLDS



**37%**  
COLLEGE  
EDUCATION



**0.5%**  
POPULATION  
GROWTH RATE  
(YOY)



**\$76,000**  
MEDIAN HOUSEHOLD  
INCOME



**4.2%**  
UNEMPLOYMENT  
RATE



**54,384**  
UNIVERSITY OF ARIZONA  
TOTAL ENROLLMENT, 2026

- TIER 1 - PRIMARY CARE & TIER 2 - RESEARCH
- #2 MANAGEMENT INFORMATION SYSTEMS
- #4 BEST FOR VETERANS
- #8 SPACE SCIENCE (GLOBAL)
- #32 BEST UNDERGRAD BUSINESS PROGRAM
- TOP 50 PUBLIC UNIVERSITY
- #115 BEST GLOBAL UNIVERSITY

### LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 15,000±
2. RAYTHEON MISSILE SYSTEMS- 12,000±
3. DAVIS-MONTHAN AFB- 11,000±
4. BANNER HOSPITAL - 7,000±

### 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  
Cushman & Wakefield | PICOR 3/30/2026

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