



**FOR SUBLEASE**

**3,487 SF MEDICAL OFFICE  
SUBLEASE RATE: \$19.50 SF NNN  
SUBLEASE EXPIRES: MAY 2029**

**Key Features**

- Outstanding upscale medical office location near Tucson Foothills
- Fully improved medical office, available for immediate occupancy
- Abundant at-door parking and ease of access
- Located next to “The Loop”



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**FOR SUBLEASE**

**3,487 SF Medical Office Floor Plan**

**Former Imaging Suite, readily usable as Medical Office**

2 physician offices, breakroom, reception/waiting, mammography room, ultrasound room, dexa room, dark room, dressing room, 2 bathrooms, filing, manager office, tech room, viewing room, 2 exam rooms



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Aerial



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# Trade Map



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# Tucson Market Overview



**1.08M**  
TUCSON MSA  
POPULATION



**456,600**  
TOTAL  
HOUSEHOLDS



**35%**  
COLLEGE  
EDUCATION



**0.6%**  
POPULATION  
GROWTH RATE  
(YOY)



**\$74,000**  
MEDIAN HOUSEHOLD  
INCOME



**4.2%**  
UNEMPLOYMENT  
RATE



**56,544**  
UNIVERSITY OF ARIZONA  
TOTAL ENROLLMENT, 2025

## LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,076
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,000
4. STATE OF ARIZONA - 8,580

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BESTCOLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY

## 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 11/13/2025

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