

RETAIL / INDUSTRIAL / OFFICE



FOR LEASE

±777 – ±2,400 SF
LEASE RATE: FROM \$1.25/SF/MO MG

Key Features

- Over 40,000 vehicles per day along Speedway Blvd
- 2-miles from University of Arizona
- Public transportation accessible
- Well-manicured, business park environment
- Zoning C-2, City of Tucson

Suite	Size (SF)	Type	Price/SF/Mo	Lease Type	Rent/Mo
101	±1,220	Retail	\$1.30 (.37 Net Charges)	NNN	\$2,037
204	±1,163	Industrial / Flex	\$1.25	MG	\$1,453.75
302	±777	Industrial / Flex	\$1.25	MG	\$971.25
310	±1,200	Industrial / Flex	\$1.25	MG	\$1,500
312-313*	±1,200 – ±2,400	Industrial / Flex	\$1.25	MG	\$1,500
316	±940	Industrial / Flex	\$1.25	MG	\$1,175
414-415	±2,570	Industrial / Flex	\$1.25	MG	\$3,212.50

*Suites 312-313 can be combined to 2,400 SF

For Retail Inquiries, Contact:

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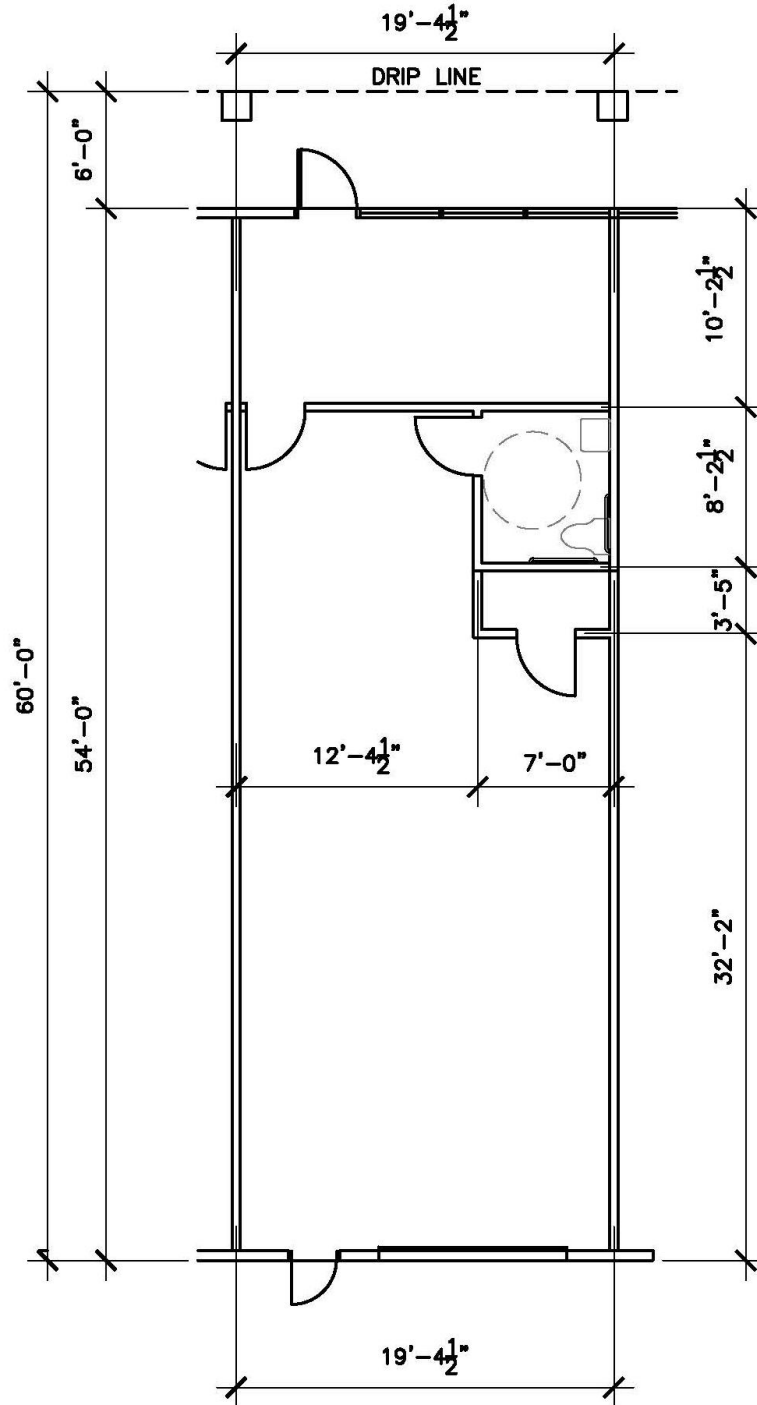


Site Plan



*Not to scale

Floor Plan – Suite 204 – ±1,163 SF



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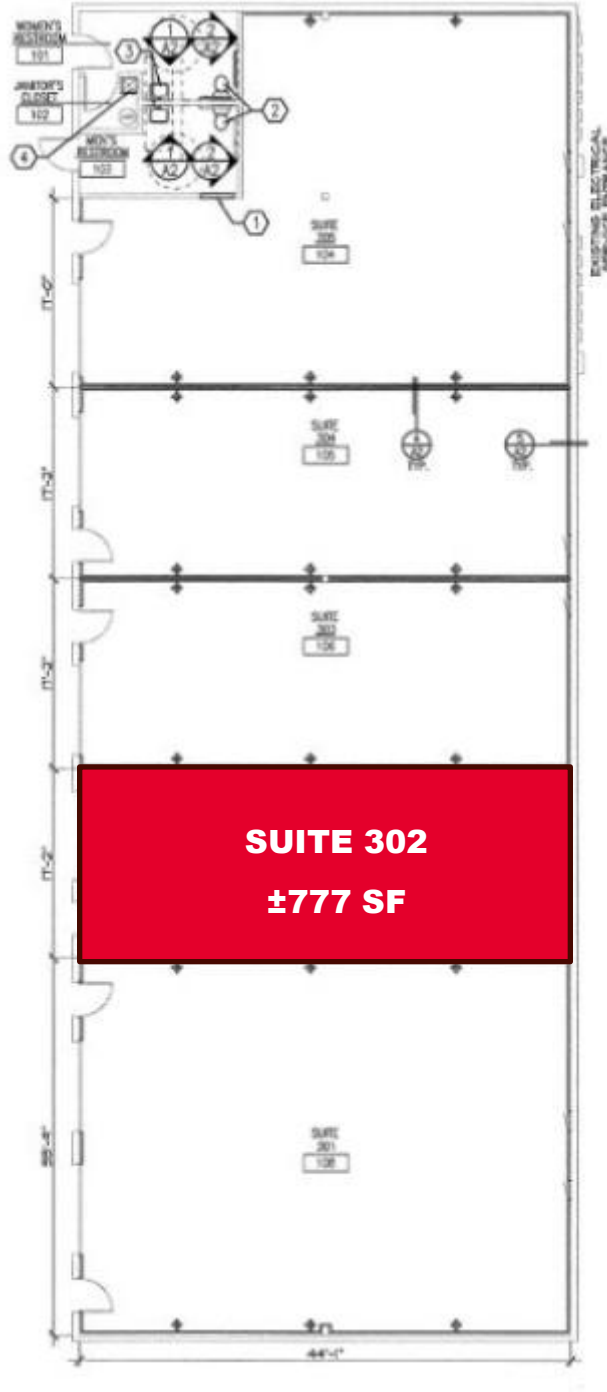
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Floor Plan – Suite 302 – ±777 SF



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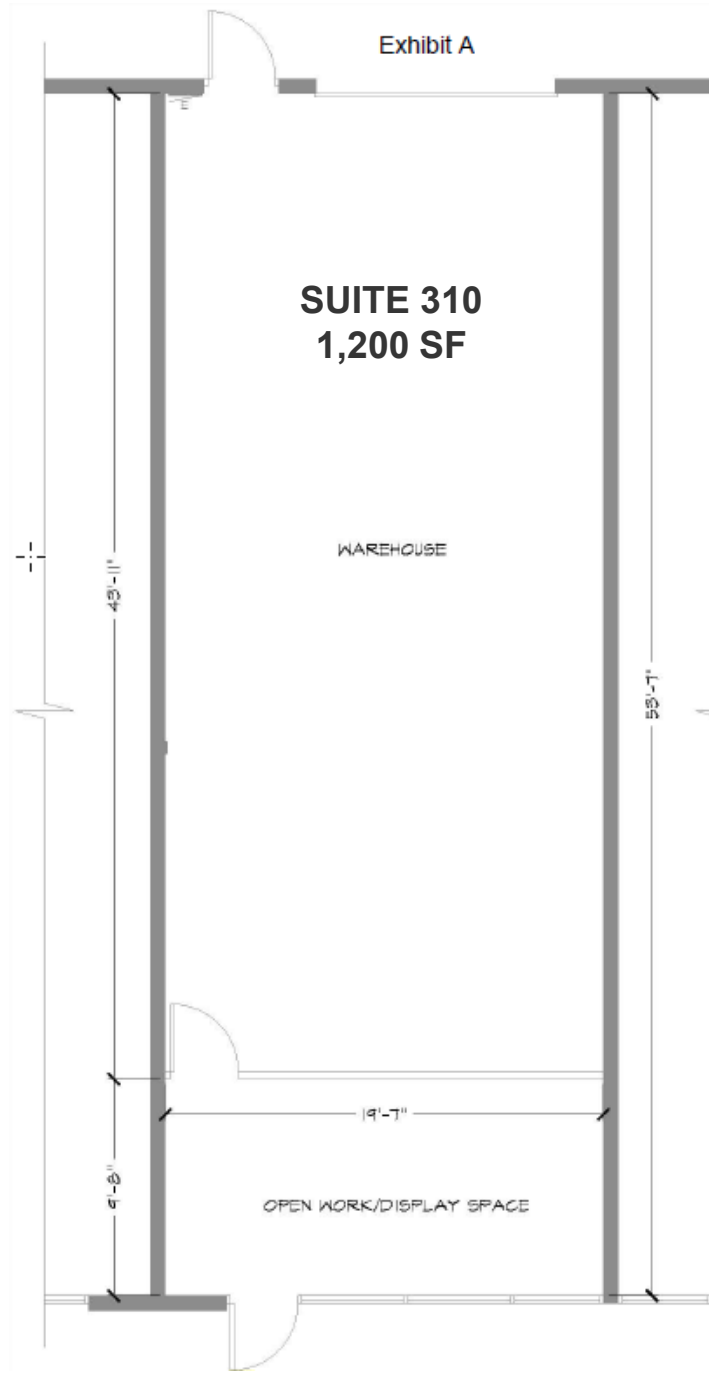
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Floor Plan – Suite 310 – ±1,200 SF



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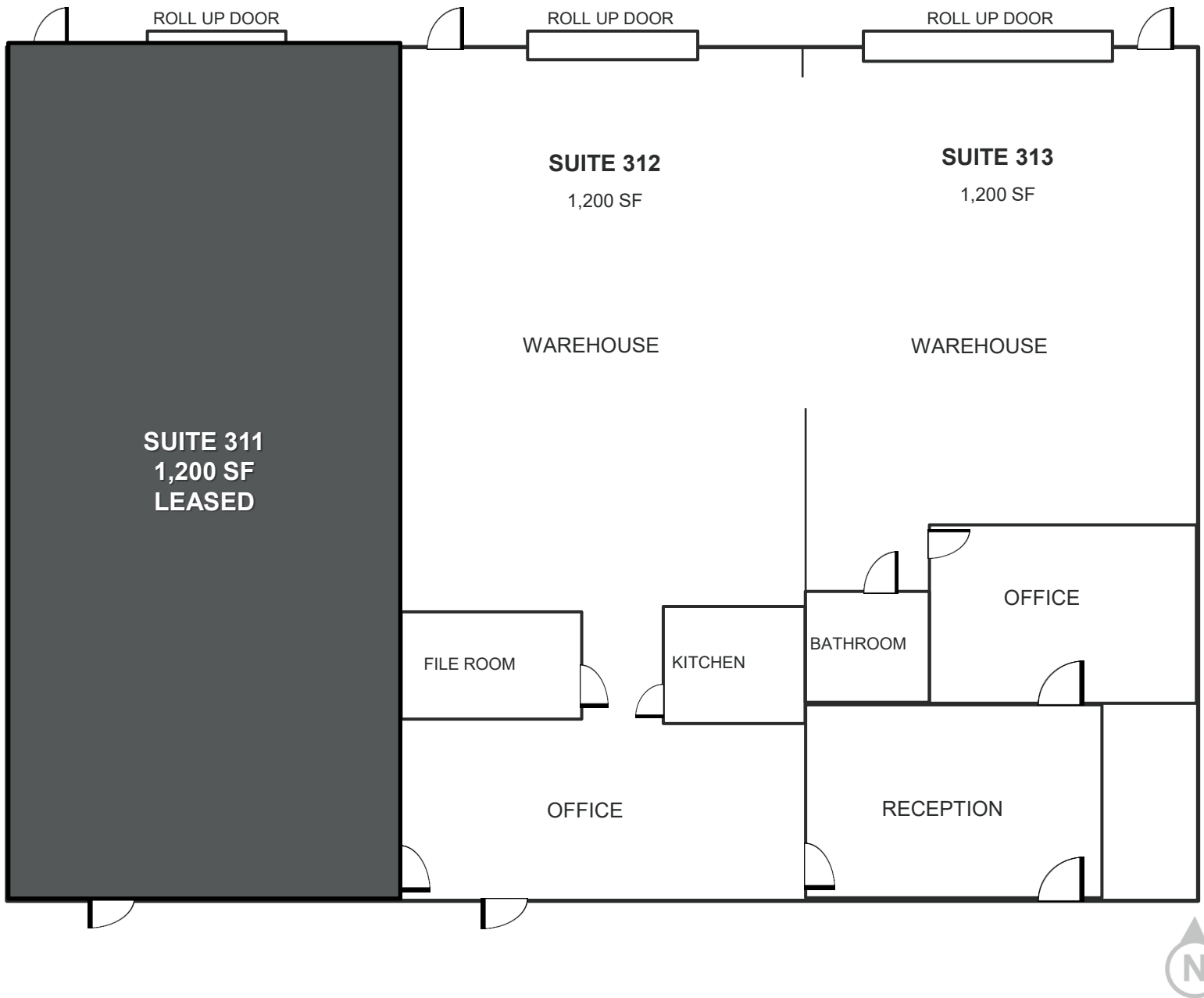
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Floor Plan – Suites 312-313* – ±2,400 (1,200 SF per suite)

*Suites can be combined 2,400 SF



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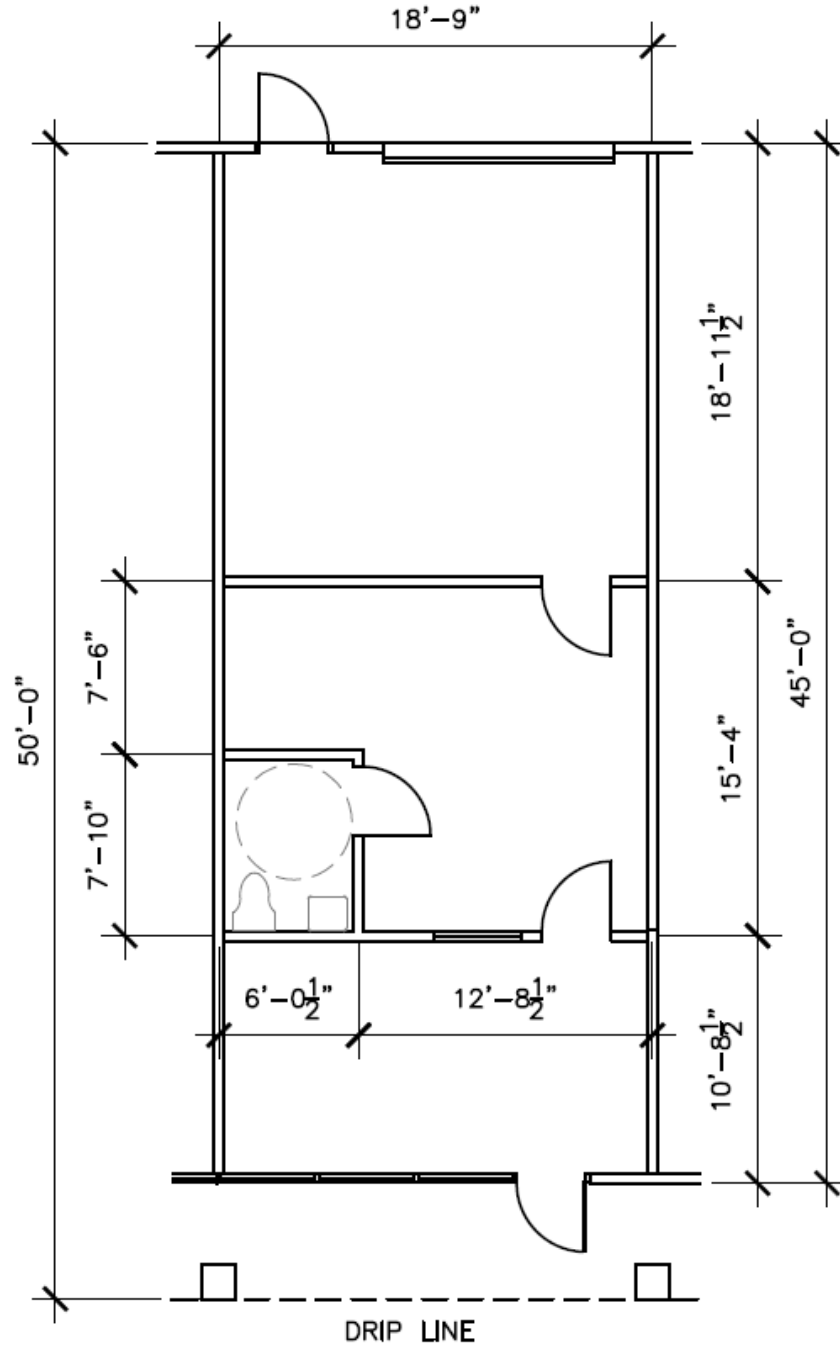
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Floor Plan – Suite 316 – ±940 SF



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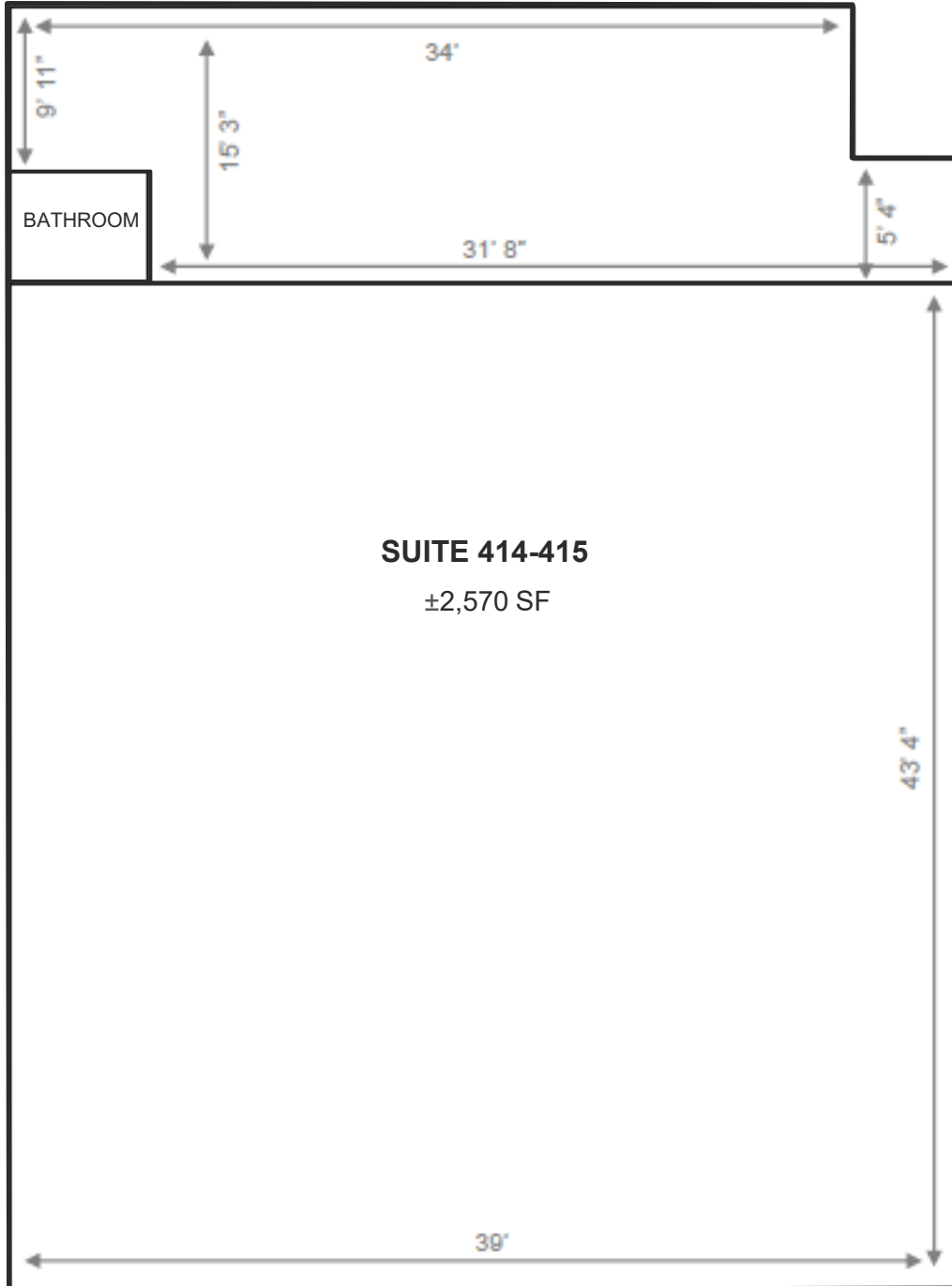
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Floor Plan – Suite 414/415 (Combined) – ±2,570



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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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