


FOR LEASE

2,056 SF CLASS A OFFICE OR RETAIL SPACE

LEASE RATE: \$29/SF/YR NNN INTRODUCTORY RATE!

Key Features

- Part of the thriving **El Corredor** development, surrounded by new commercial and residential construction including 228 apartment units on site
- Class A office space but can also be a great location for fitness, retail, and other users. Current improvements may be removed.
- Highest income demographics in Southern Arizona
- Highly visible Oracle Road location, one of the Tucson area's busiest retail and employment corridors (46,777 VPD, 2025), with "left in" access via median break and "left out" egress at Oracle and Linda Vista (signalized intersection).
- Strong co-tenancy with Dutch Bros, Seis Kitchen, F45, Freytag Orthodontics, Clear Vision Express, and Jimmy Johns
- Large front parking field
- Exceptional setting and views



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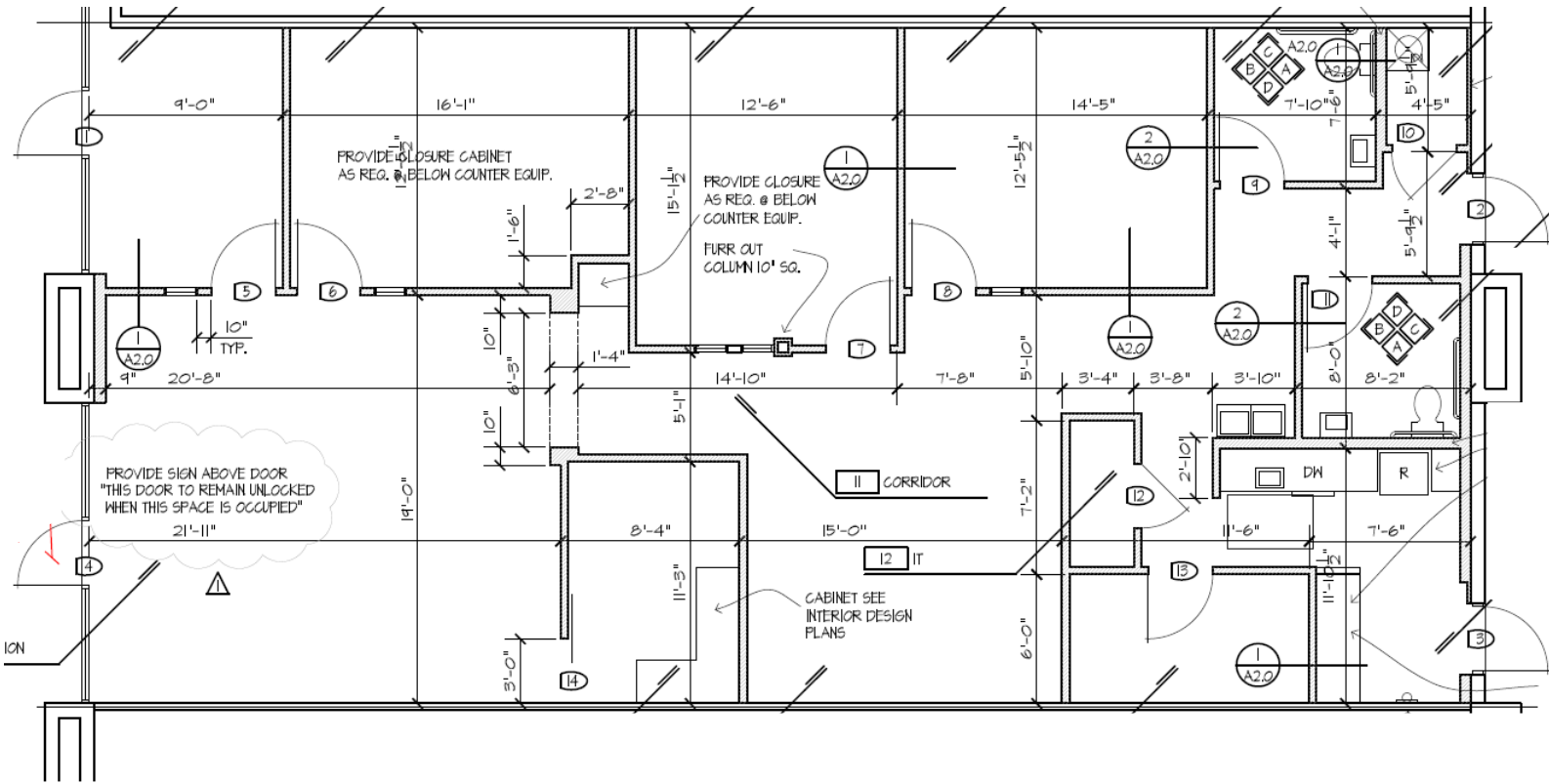
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Floor Plan – Suite 102 – 2,056 SF

For Office Users:

Recently upgraded in 2022, Suite 102 offers a turnkey space with premium finishes throughout. Features include LED recessed lighting, sleek flooring, and upgraded 2'x2' acoustical ceiling tiles for improved sound quality. This polished, professional environment is ideal for a variety of users.

This is also a great location for fitness, retail, and other users and current improvements may be removed.



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Aerial

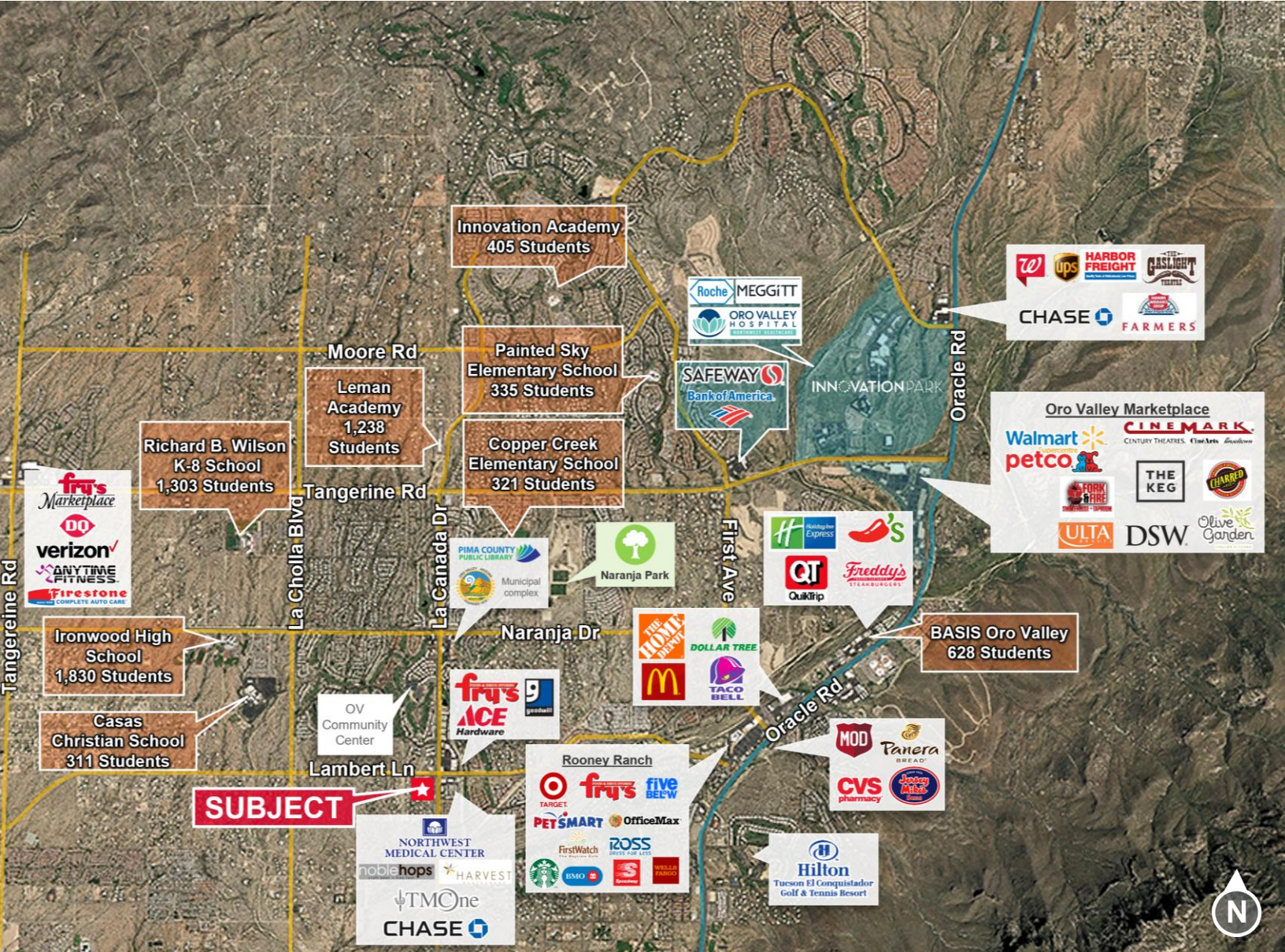


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Trade Map



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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
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