

# WEST WETMORE Tucson, Arizona 85705



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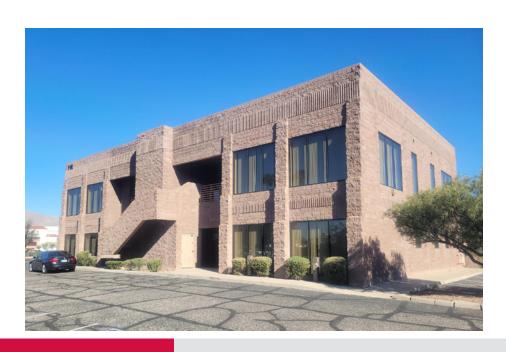
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### The Asset

Sale Price	\$1,750,000.00
Building Size	10,000 SF
Stories	Two (2)
Year Built	1982
Parcel Size	23,808 SF
Zoning	O-3
Tax Parcel #	105-11-029c
Construction	Block



- High profile freestanding office building in midtown Tucson
- Ample at-door and covered parking available
  immediate access for clients/patients
- Mountain views and distinctive exterior block construction
- Interior features flexible floorplans, plumbing lines throughout and high interior ceiling heights
- Elevator Served

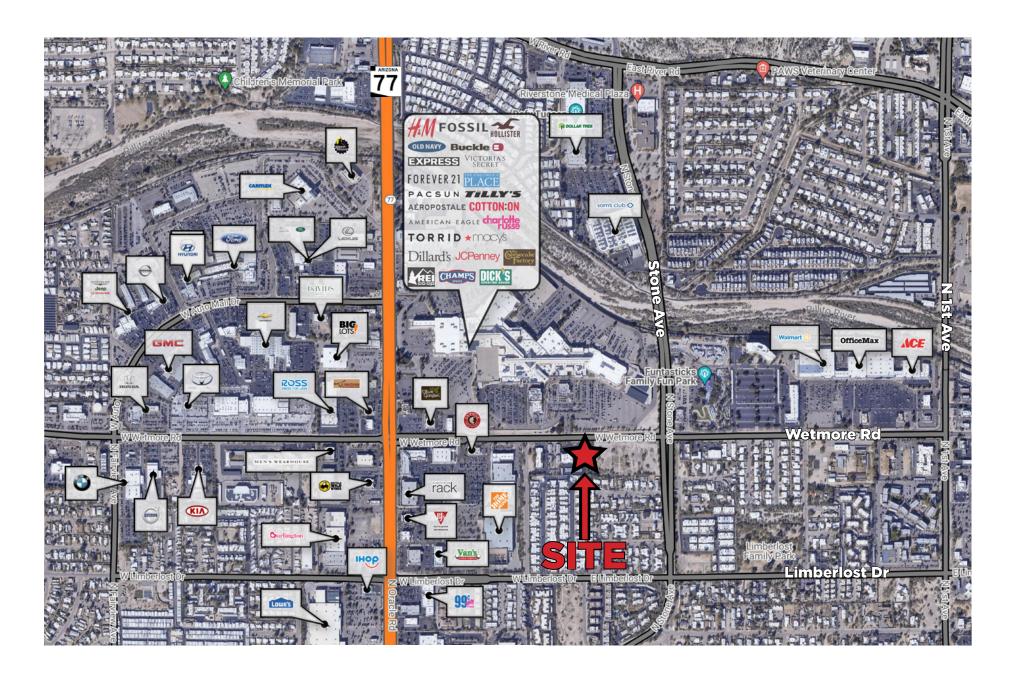




# Property Aerial

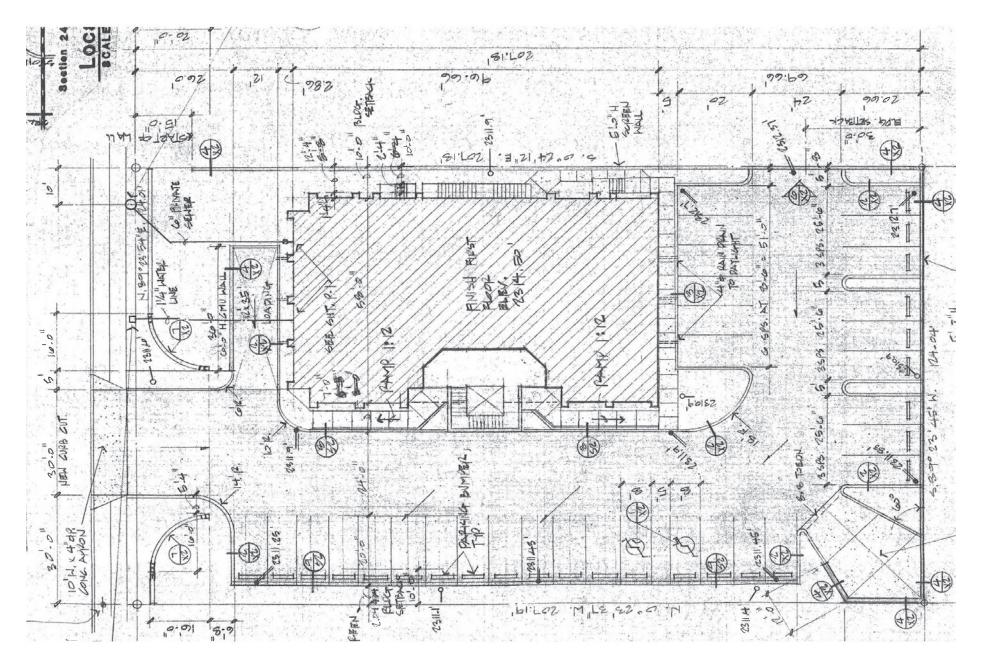


### Submarket Area Aerial





## Site Plan





## Demographics

### 1-Mile Demographics



2021 Est. Population **16,316** 



2021 Households **7,352** 



2021 Average HH Income **\$53,900** 



2021 Median Home Value **\$137,557** 

### 3-Mile Demographics



2021 Est. Population **100,637** 



2021 Households **44,974** 



2021 Average HH Income **\$61,363** 



2021 Median Home Value **\$175,865** 

#### 5-Mile Demographics



2021 Est. Population **238,879** 



2021 Households **103,318** 



2021 Average HH Income **\$67,271** 



2021 Median Home Value **\$223,968** 

#### **Traffic Counts**



N STONE AVE 21,169 VPD



W WETMORE RD 18,873 VPD

