

1980 W Hospital Dr, Tucson, AZ 85704

\$256,000

TUCSON MEDICAL CONDO

Office | 1,280 SF



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ARIZONA FIRST PROPERTIES LLC



"BROKERAGE, CONSULTING, EQUITY MARKETING"

Thomas DeSollar, EMS
BROKER / OWNER

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2022 & 2023 PRESIDENT, NATIONAL COUNCIL OF EXCHANGERS



Details

Asking Price	\$256,000	Property Type	Office
Subtype	Medical Office	Class	A
Square Footage	1,280	Price/Sq Ft	\$200
Units	1	Year Renovated	Unknown
Stories	3	Permitted Zoning	Pima Co-SP
Parking (spaces)	168	Ownership	Fee Simple

Marketing Description

Medical Suite Adjoining Tucson's Northwest Hospital. Currently occupied by owner, who is retiring after 40 years at this location. Will vacate upon sale.

First office from Elevator on third floor. Good size for one or two doctors plus staff. Two Doctor's Offices, Three exam rooms, comfortable reception and waiting area, with two service windows. Kitchen and bathroom. Pleasant views from waiting area.

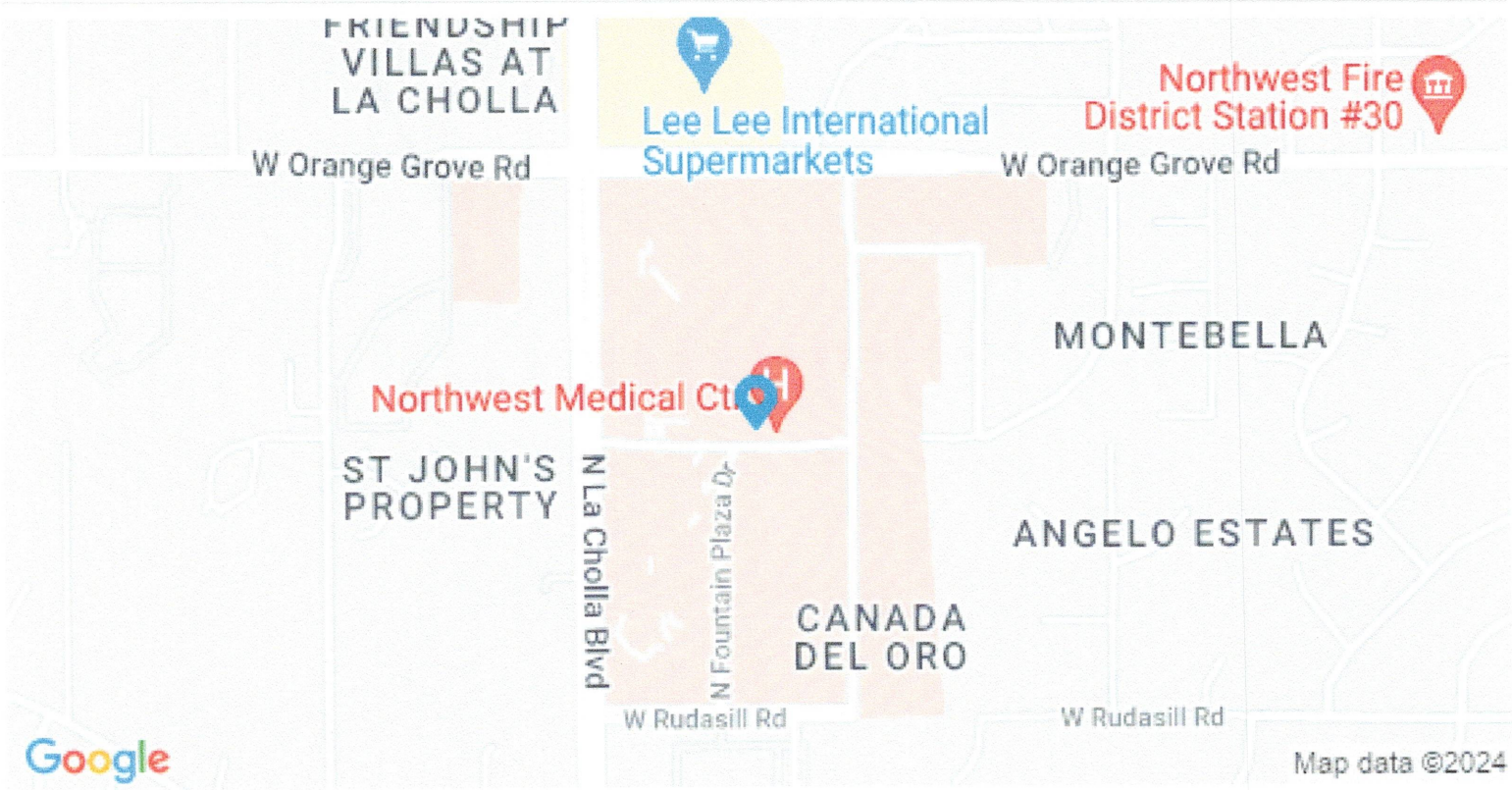
This unique Suite benefits from convenient location and easy access to Northwest Hospital.

Shown by appointment only by contacting Broker.

Investment Highlights

- MEDICAL CONDO WITH ACCESS TO NORTHWEST HOSPITAL
- IDEAL FOR ONE OR TWO PYHSICIANS PLUS STAFF
- TWO PRIVATE OFFICES
- THREE EXAM ROOMS
- SPACIOUS AND COMFORTABLE WAITING AREA
- RECEPTION AREA WITH TWO SERVICE WINDOWS
- KITCHEN
- BATHROOM
- CONVENIENT PARKING
- 40 YEAR OPERATING HISTORY
- PHYSICIAN RETIRING

Location (1 Location)



Property Photos (1 photos)



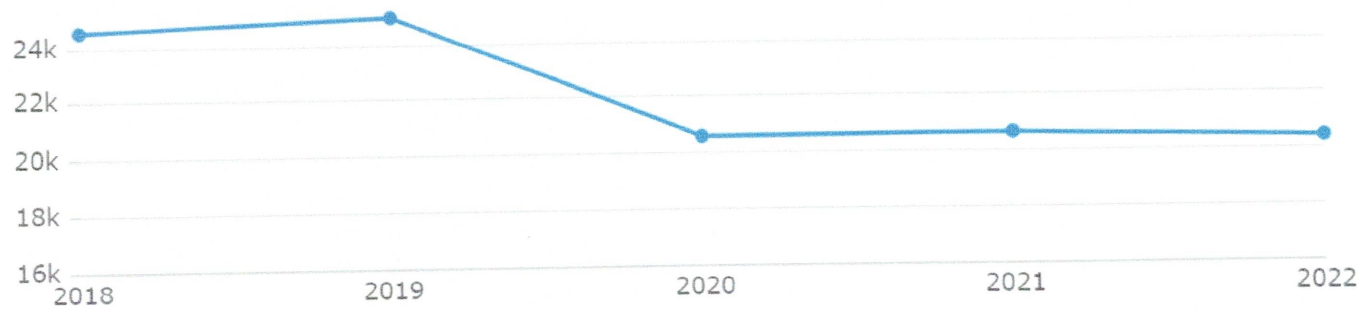
Demographic Insights



Population

20.4k

↓ -1% Compared to 20.6k in 2021 ↓ -16% Compared to 24.5k in 2018



Household Income

\$69.7k

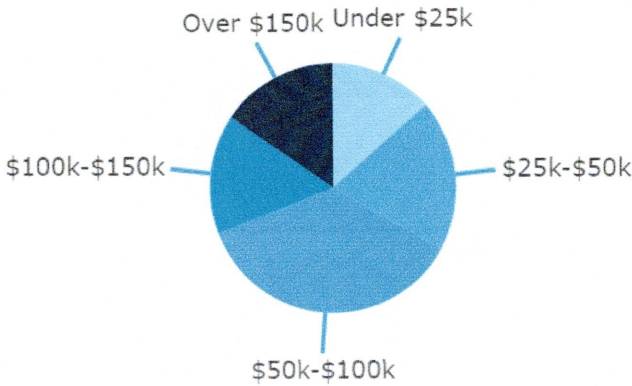
Median Income

\$88.1k

2028 Estimate

↑ 26%

Growth Rate



Age Demographics

41

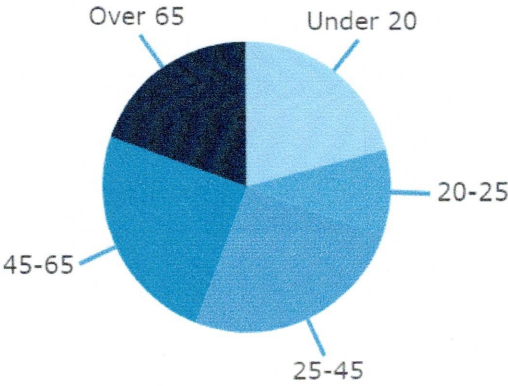
Median Age

47

2028 Estimate

↑ 13%

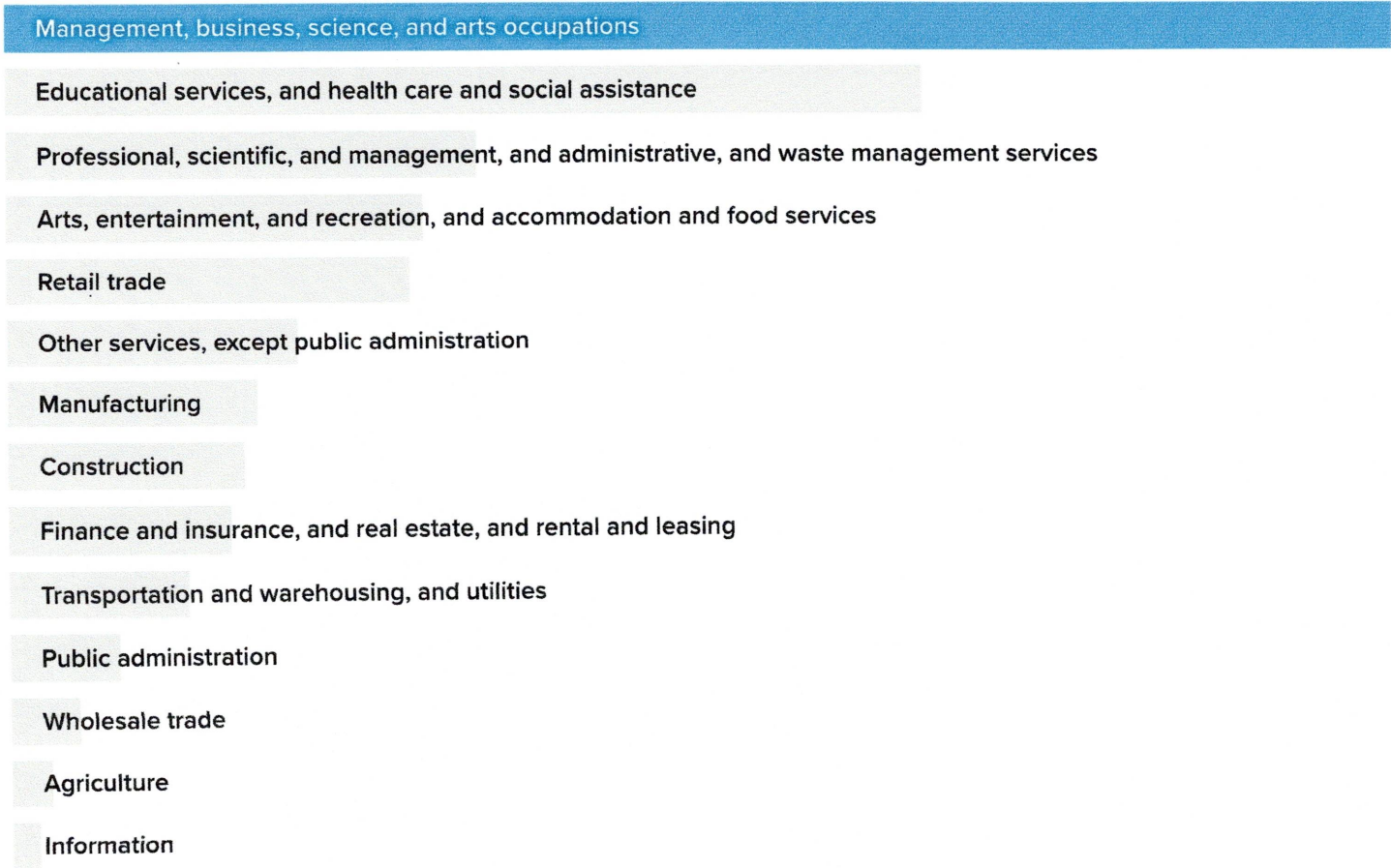
Growth Rate



Number of Employees

17.2k

Top Employment Categories



Housing Occupancy Ratio

11:1

15:1 predicted by 2028



Renter to Homeowner Ratio

1:1

1:1 predicted by 2028

