

±2,800 to 13,000+ SF Individual Buildings for Sale

South of the River and First Avenue Intersection
Fee Simple Ownership | Tucson, Arizona

Owner/Agent: Arizona licensed real estate agent(s) or broker(s) at Volk Company have an ownership interest in this property.



Exclusively represented by

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The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express, or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale- for illustration only. All sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown above are subject to modification by Landlord. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas.



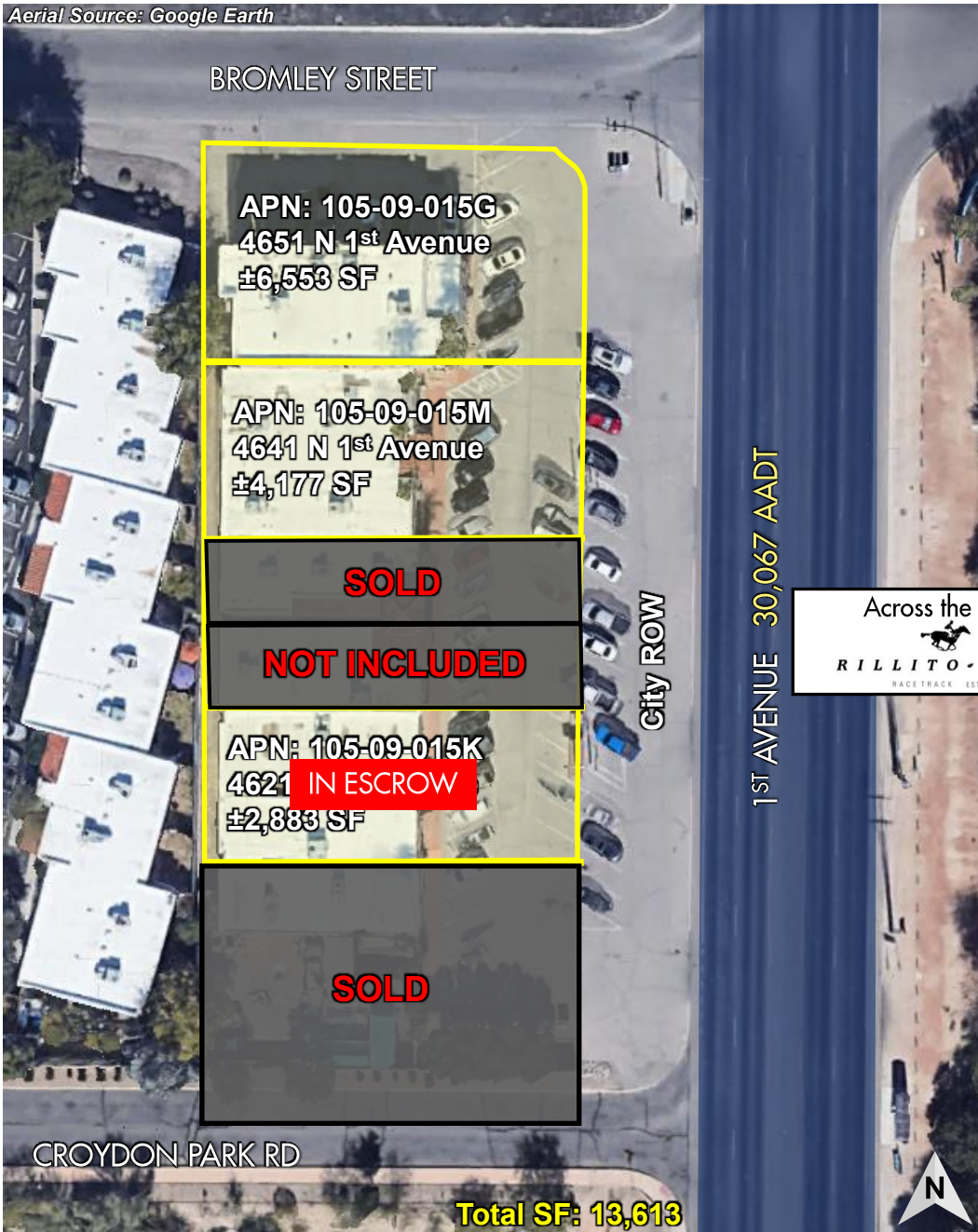
Address:	Building Size:*	Price:**	Parcel #:
4651 N 1 st	6,553 SF	\$688,065 / \$105 PSF	105-09-015G
4641 N 1 st	4,177 SF	\$563,895 / \$135 PSF	105-09-015M
4621 N 1 st	2,883 SF	IN ESCROW	105-09-015K
	*Per Floor Plans First!	**Can be bought together or separately	***Please do not disturb tenants

Buildings are occupied with short-term tenants and can be purchased by either investors or owner/users.

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4621-4651 North First Avenue
Office or Retail | Tucson, Arizona

Aerial Source: Google Earth



FEATURES

- Located at the base of the Foothills near River Road
- Unique affordable Owner/User opportunity, allowing a buyer to either occupy as a user, collect rental income from tenants, or both
- Proposed First Avenue Widening Project to potentially add Hawk pedestrian light, bicycle lane, trees and sidewalks in existing City of Tucson Right of Way*
- Almost all tenants are month-to-month, or on very short-term leases, allowing a purchaser the ability to occupy the space or renew leases for a long-term income stream
- Various sizes to choose from, with the ability to combine smaller buildings if desired

Across the street



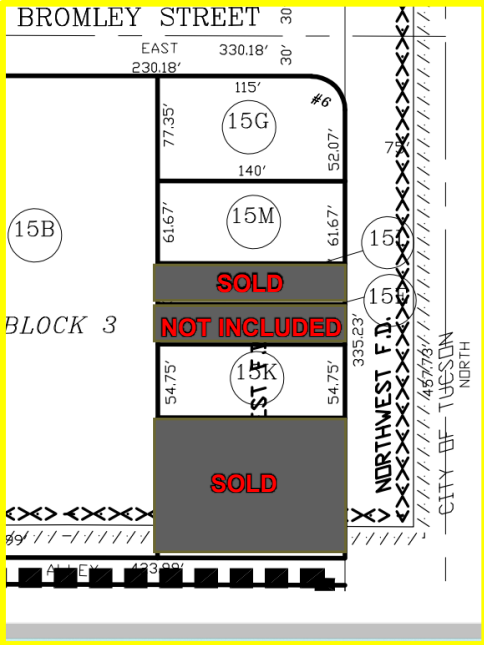
HIGHLIGHTS

- Abundant Parking
- Fee Simple Ownership
- No owner's association dues
- TR Zoning allows for Office, Medical, or Light Retail uses
- Excellent visibility with 1st Avenue frontage
- Located in the Tucson Mall trade area
- Multiple access points
- ALTA Survey and Phase One available

*For information regarding First Avenue Widening:
tucson1stavenueproject.com/about/

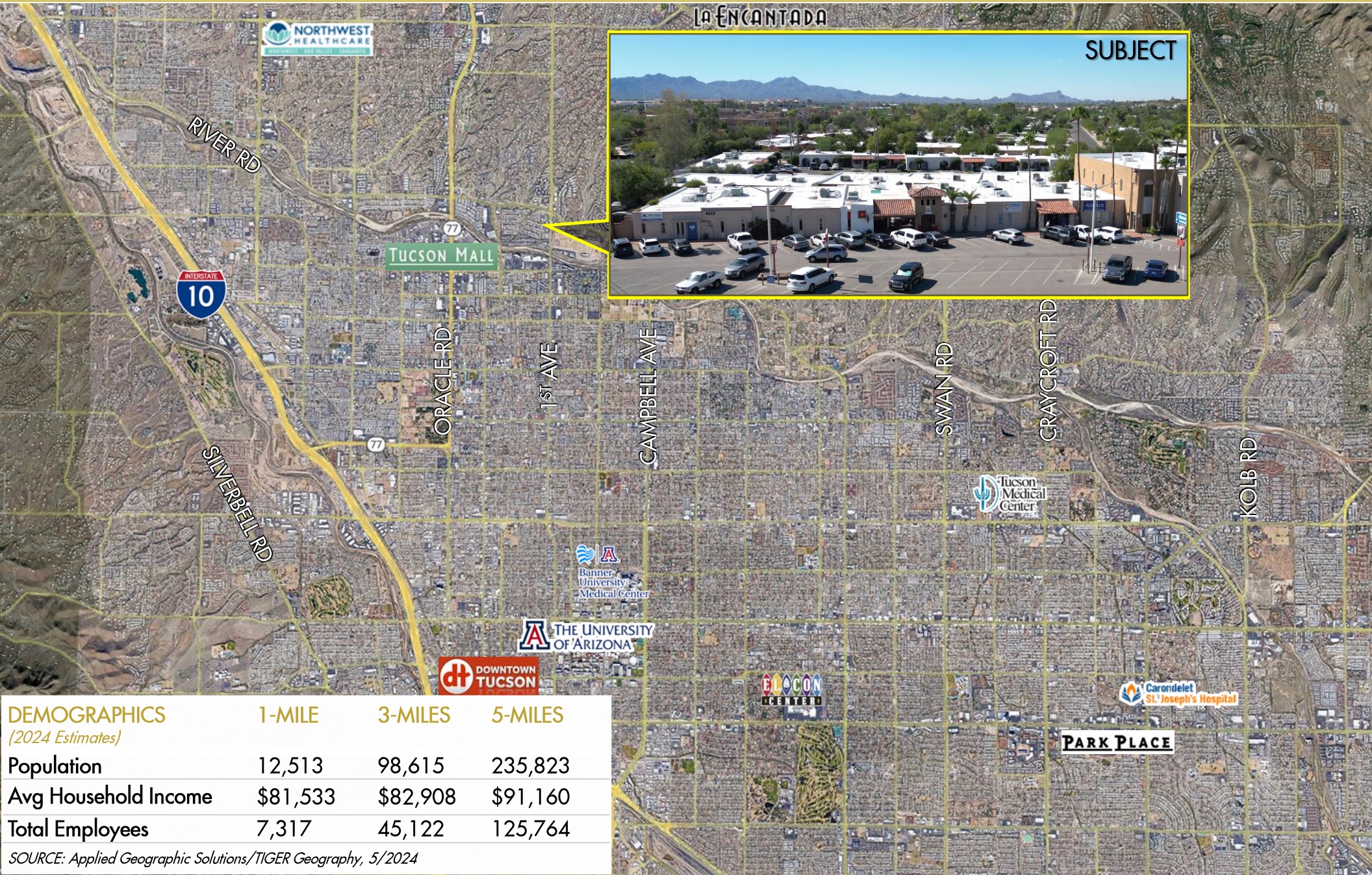
Total SF: 13,613

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DEMOGRAPHICS <i>(2024 Estimates)</i>	1-MILE	3-MILES	5-MILES
Population	12,513	98,615	235,823
Avg Household Income	\$81,533	\$82,908	\$91,160
Total Employees	7,317	45,122	125,764

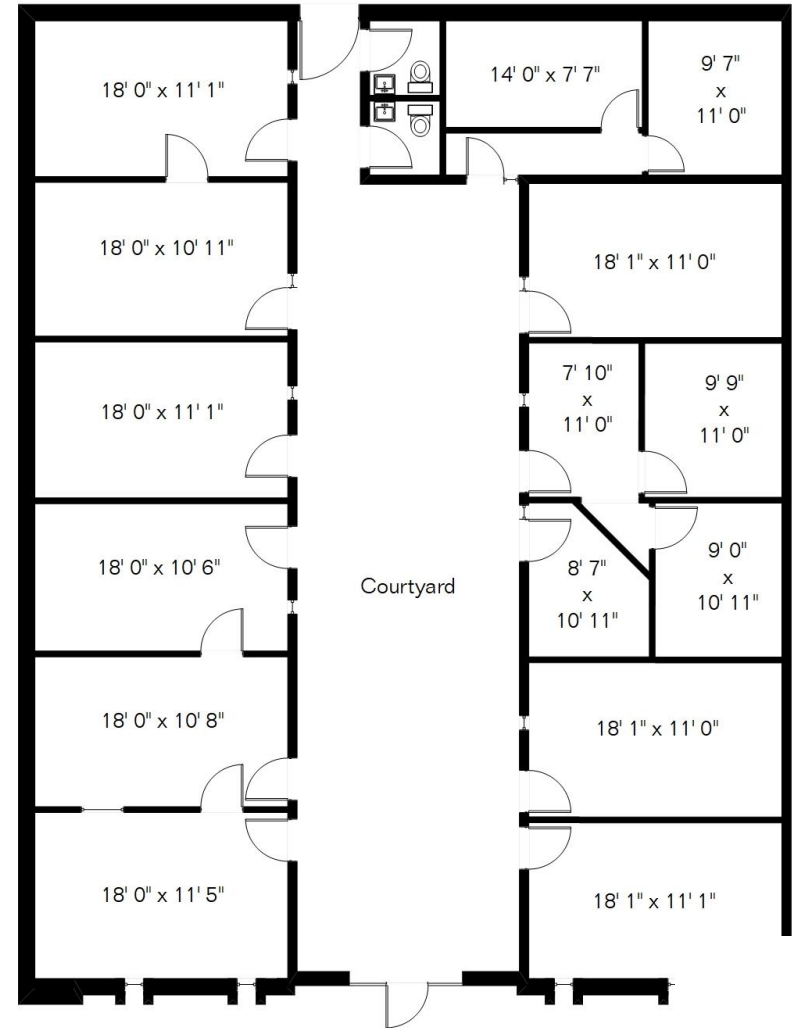
SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2024

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Not to scale, dimensions are only approximate



4621 N 1ST.
2,883 SF
\$389,205 / \$135 PSF
**Per Floor Plans First!*



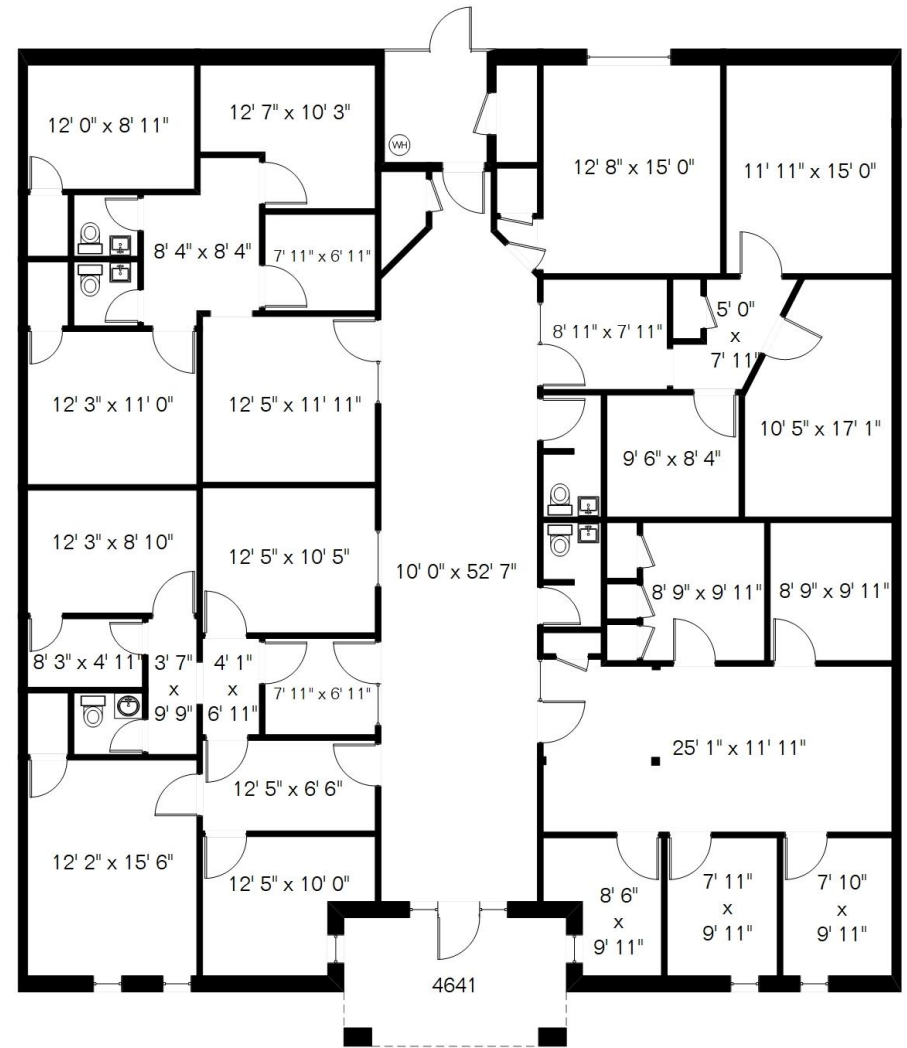
Gross 2,883 Sq Ft

Not to scale, dimensions are only approximate



4641 N 1ST
4,177 SF
\$501,240 / \$120 PSF
**Per Floor Plans First!*

LEASED UNTIL DECEMBER 31, 2026



4641 4,177 Sq Ft

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4651 N 1ST
6,553 SF
\$786,360 / \$120 PSF
**Per Floor Plans First!*

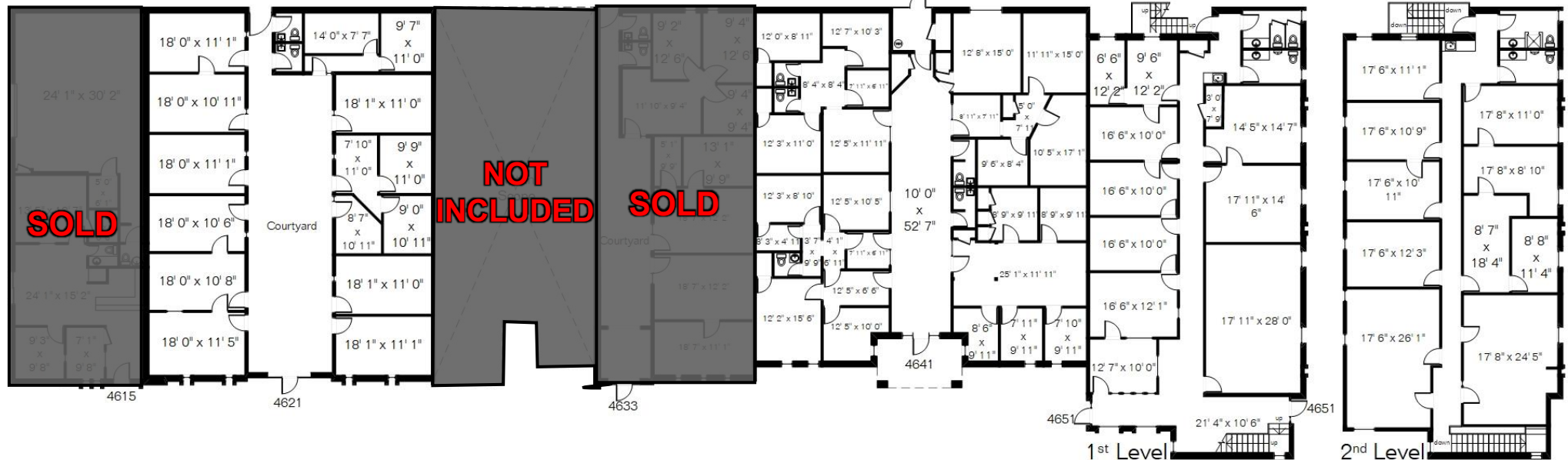
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4651 1st Level 3,275 Sq Ft
4651 2nd Level 3,278 Sq Ft
Total Gross 6,553 Sq Ft

FLOOR PLAN

4615-4651 N 1st Avenue



4621 2,883 Sq Ft

4641 4,177 Sq Ft

4651 1st Level 3,275 Sq Ft

4651 2nd Level 3,278 Sq Ft

