

Owner User or Development Opportunity

For Sale: Former Church / School Building
 SWC of Palo Verde and Drexel Roads
 5700 S Palo Verde Road, Tucson



Sunnyside High School
 2,314 Students,
 122 Faculty

SUBJECT

Desert View HS
 2,218 Students,
 188 Faculty



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FEATURES

BUILDING SIZE	±4,119 SF*
LAND SIZE	±83,464 SF**
SALE PRICE	\$695,000
ZONING	MU Pima County
ASSESSOR'S PARCEL NUMBERS	140-31-2710

*SOURCE: Per Owner

**SOURCE: Pima County Assessor

DEMOGRAPHICS

(2024 Estimates)

	1-MILE	3-MILES	5-MILES
Population	13,965	54,659	166,249
Avg Household Income	\$67,765	\$79,183	\$74,970
Total Employees	3,909	34,272	69,324

SOURCE: Applied Geographic Solutions/TIGER Geography, 05/2024

TRAFFIC COUNTS

PALO VERDE ROAD	15,297 AADT
DREXEL ROAD	6,587 AADT

SOURCE: REGIS SITES USA 2024

HIGHLIGHTS

- Located in the southwest hard corner of Drexel and Palo Verde Roads
- MU zoning allows for numerous uses including church, park, public school, manufactured home park, among others.
- 264' of prime Drexel Road frontage
- Minutes away from Interstate 10
- Tremendous daytime population
- May be combined with adjacent parcel to the east and for a sale price of \$1,395,000