

East Side Office Building for Sale/Lease

± 8,391 Building for Sale or ±2,100 SF for Lease
450 N Pantano, Tucson AZ

Built-Out
School/Childcare
Facility



Exclusively represented by

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SALE

BUILDING SIZE	±8,391 SF*	(*per assessor)
YEAR BUILT	1982	
LAND SIZE	±52,049 SF	(*per assessor)
SALE PRICE	\$1,500,000	
ZONING	O-3 Tucson	
PARCEL NUMBER	133-24-005E	

LEASE

VACANCY	±2,100 SF*	(*per owner) plus kitchen & cafeteria areas
LEASE RATE	\$5,500/Month MG	

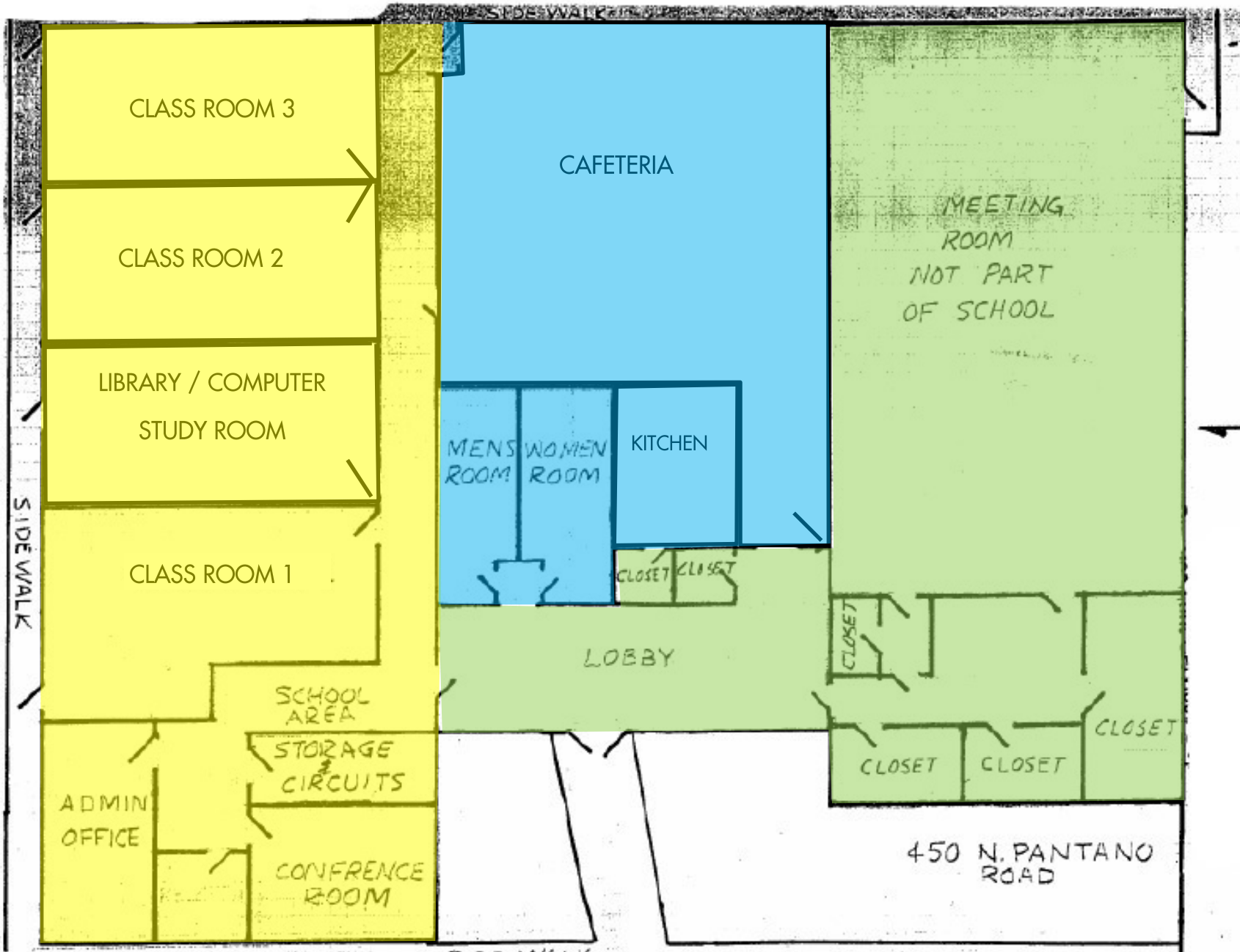
HIGHLIGHTS

- Vacancy is a built out School/Daycare facility
- Located in a densely populated and underserved area
- Dedicated outdoor play area with existing equipment
- Ample Parking
- Lunchroom and kitchen included in lease rate
- Two doors for drop-offs
- Owner/User or redevelopment opportunity



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- OCUPIED
- COMMON
- VACANT

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DEMOGRAPHICS (2024 Estimates)	1-MILE	3-MILES	5-MILES
Population	9,803	84,955	218,855
Avg Household Income	\$101,170	\$104,571	\$104,766
Total Employees	1,826	29,738	73,375

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

TRAFFIC COUNTS

PANTANO	16,154 AADT
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SOURCE: REGIS SITES USA 2024

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SITE PLAN



OCCUPIED

COMMON

VACANT

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