

±2,714 SF MULTI-TENANT OFFICE FOR SALE
Freestanding Building in South Tucson Trade Area
NWC 12th & 44th St. | 3228 South 12th Avenue, Tucson



Exclusively represented by

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FEATURES

BUILDING SIZE	±2,714 SF (per assessor)
LAND SIZE	±14,865 SF (.33 Acres) (per assessor)
SALE PRICE	\$525,000 (\$193.44/SF)
PARCEL NO.	119-03-333B
TAXES	\$4,432 (2025)
ZONING	C-1 Pima County

HIGHLIGHTS

- Freestanding Multi-tenant property
- Currently 100% leased, but can be available for an owner/user
- Separately metered spaces
- Conveniently positioned less than a mile away from I-19 and I-10
- Great corner location with multiple access points
- Recently renovated and upgraded
- Rolling security shutters
- Incredible owner/user or investment opportunity

DEMOGRAPHICS

(2026 Estimates)

	1-MILE	3-MILES	5-MILES
Population	10,381	93,920	235,706
Avg Household Income	\$75,210	\$78,699	\$92,650
Total Employees	4,724	54,338	124,142

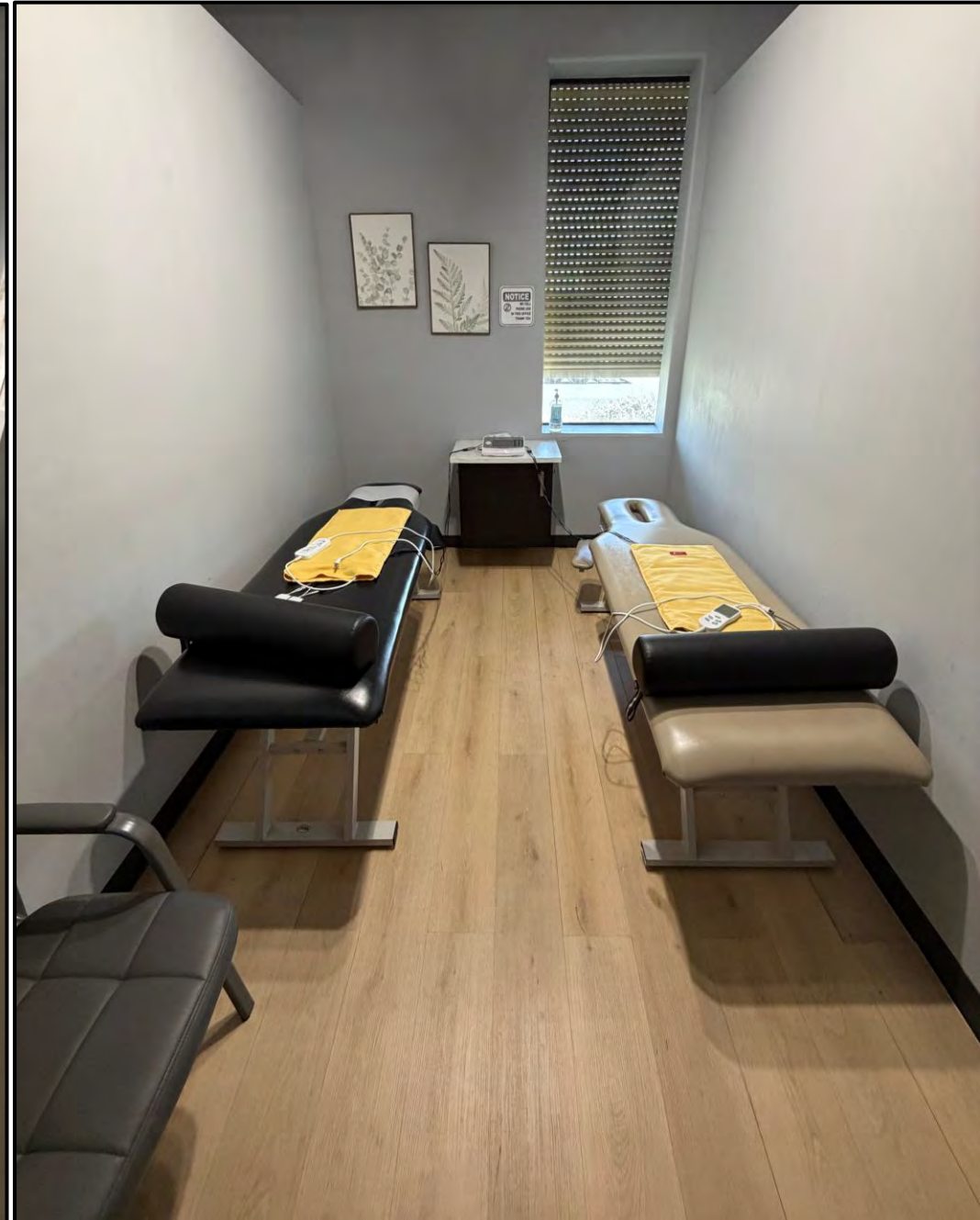
SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2026

TRAFFIC COUNTS

12 th AVENUE	6,071 AADT (2025)*
44 th STREET	5,478 AADT (2025)**

SOURCE: *Pima Association of Governments **REGIS SITES USA 2025

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