

MEDICAL OFFICE



FOR SALE

**1,669 SF MEDICAL OFFICE
SALE PRICE: \$358,885 (\$215/SF)**

Key Features

- Convenient location on Campbell Corridor with Easy access to Downtown, University of Arizona & Arizona Foothills
- Interior includes 4 exam rooms, waiting area, large physician office, admin area, small break room or lab/exam room and 2 restrooms
- Reserved parking behind building
- Assessor Parcel No: 112-02-036A
- Pima County Zoning: O-3
- RE Taxes: \$4,098.57 (2025)

Additional Offering – 3970 N Campbell Ave

- Contiguous suite with connecting door 3,071 SF, NNN Investment purchase also available
- 7% Cap Rate Sale Price: \$991,472 (\$322.85/SF) - inquire for more info.



Richard M. Kleiner, MBA
Principal, Office Properties
+1 520 440 2745
rkleiner@picor.com

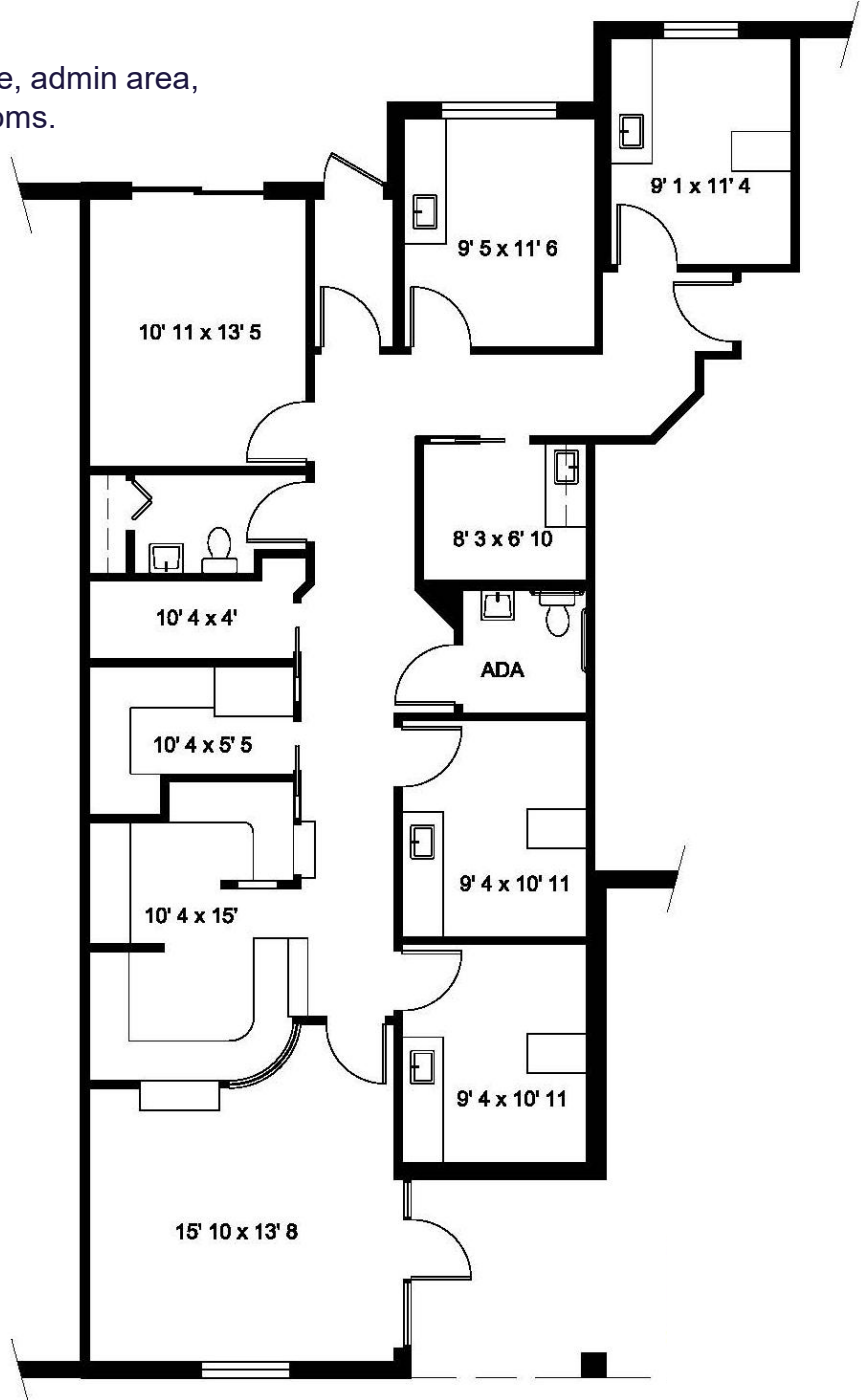
Alexis Corona
Office Properties
+1 520 501 8218
acorona@picor.com

3972 N Campbell Ave

Floor Plan: 1,669 SF Medical Office

Sale Price: \$358,885 (\$215 SF)

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Interior Photos: 1,669 SF Medical Office
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Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



459,300
TOTAL
HOUSEHOLDS



37%
COLLEGE
EDUCATION



0.5%
POPULATION
GROWTH RATE
(YOY)



\$76,000
MEDIAN HOUSEHOLD
INCOME



4.2%
UNEMPLOYMENT
RATE



54,384
UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2026

- TIER 1 - PRIMARY CARE & TIER 2 - RESEARCH
- #2 MANAGEMENT INFORMATION SYSTEMS
- #4 BEST FOR VETERANS
- #8 SPACE SCIENCE (GLOBAL)
- #32 BEST UNDERGRAD BUSINESS PROGRAM
- TOP 50 PUBLIC UNIVERSITY
- #115 BEST GLOBAL UNIVERSITY

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 15,000±
2. RAYTHEON MISSILE SYSTEMS- 12,000±
3. DAVIS-MONTHAN AFB- 11,000±
4. BANNER HOSPITAL - 7,000±

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH.
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

Sources: BLS, BEA, Federal Reserve, Moody's Analytics, arizona.edu, suncorridorinc.com, US News & Report, Sites USA
Cushman & Wakefield | PICOR 3/30/2026

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