



1550 S. Craycroft Road | Tucson, AZ

## Versatile Retail and Warehouse Building

*This versatile commercial building offers a rare combination of high-visibility corner positioning, a flexible layout spanning retail, warehouse, and office uses, and a fully fenced yard with gated vehicle access. With major capital improvements completed, a tenant in place through February 2027, and the flexibility to accommodate a wide range of future uses, this property delivers outstanding value for both investors and future owner-users.*



Kelly & Call Commercial  
1150 N. San Francisco Street  
Flagstaff, AZ 86001  
Phone: 928 440 5450

**For Sale:**  
**\$775,000**  
**.43 Acres**

**Contact:**

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This ±5,417 square foot C-2 zoned commercial building sits on a .43-acre corner parcel at the southwest corner of 26th Street and Craycroft Road, one of Tucson's primary travel corridors. The property is well-suited for retail, light distribution, contractor operations, or professional services, and is currently occupied by a retail tenant through February 2027, providing immediate cash flow with a clear path to owner-occupancy upon lease expiration. The current owner has made meaningful capital improvements, reducing near-term maintenance concerns for any incoming buyer. Showings are available during normal retail business hours with appropriate notice.

## Location & Site

- High-visibility corner lot at 26th Street & Craycroft Road -- One of Tucson's primary travel corridors
- .43 Acres
- Pima County APN# 131-01-014G

## Building

- ±5,417 SF total
- Large open retail area
- Warehouse storage space
- Private offices & bathrooms
- Fully fenced west yard with gated access

## Zoning

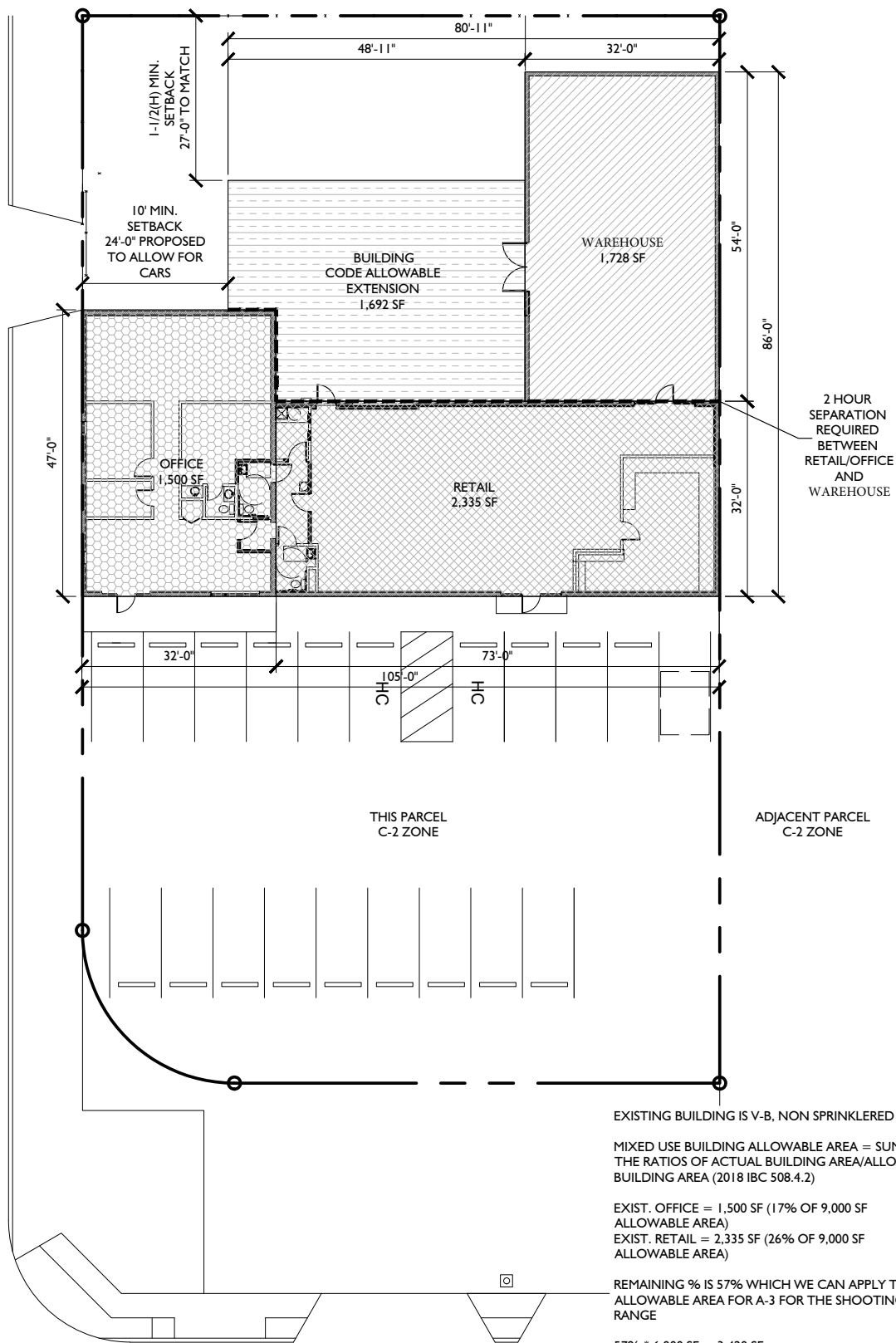
- C-2 General Commercial
- Supports retail, office, warehouse, contractor, and select civic/residential uses

## Investment

- List Price: \$775,000
- Tenant in place through February 2027
- Roof and A/C units replaced by current owner



## Property Overview



Per code, and as noted here, the building may be expanded by up to 1,692 SF.

## Floorplan



Photo by JC Cervantes on Unsplash

## Tucson, Arizona

Tucson is located in southern Arizona's Sonoran Desert, nestled in the Tucson Basin and surrounded by five distinct mountain ranges, including the Santa Catalinas to the north and the Rincons to the east. Known for its dramatic desert landscapes, abundant sunshine, and rich cultural heritage, Tucson draws residents and visitors alike with its unique blend of natural beauty, outdoor recreation, and Southwestern charm. Hiking, mountain biking, horseback riding, and birding are year-round pursuits, while the region's mild winters make it a favored destination for snowbirds and outdoor enthusiasts escaping colder climates.

Tucson serves as the urban and economic hub of southern Arizona, with a city population of approximately 550,000 and a metropolitan area population exceeding 1 million. Its position along Interstate 10 and its proximity to the U.S.–Mexico border make it a strategic crossroads for commerce, trade, and regional connectivity. Tucson International Airport supports both passenger and growing cargo operations, reinforcing the city's role as a gateway between the American Southwest and Mexico.

The community is also a college town, anchored by the University of Arizona and its nearly 50,000 students. The university drives significant activity in research, healthcare, technology, and the arts, while also contributing to a vibrant downtown culture of restaurants, galleries, and entertainment venues. Pima Community College further supports workforce development with an enrollment of approximately 30,000 students across its multiple campuses.

Beyond education, Tucson has a well-diversified economic base rooted in aerospace and defense, healthcare, optics and photonics, and cross-border manufacturing. Raytheon Missiles & Defense is one of the region's largest employers, and major health systems anchor key medical corridors throughout the city. Emerging investment in advanced manufacturing — including a planned battery gigafactory near the airport — signals continued long-term growth.

This dynamic and diverse community, built on a foundation of education, innovation, and cultural identity, provides a broad and resilient customer base for commercial enterprises of every type.

## *Market Overview*



## Contact Us:

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