

Former International Wildlife Museum For Sale



\$5,000,000 (\$97.40/SF)
4800 W Gates Pass Rd
Tucson, Arizona 85745



ROB LAMB
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approx. lines displayed
not survey accurate

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Property Information

Address: 4800 W Gates Pass Rd
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Size: 51,331 SF (Built in 1987)
11.37 Acres

Parcel ID: 212-11-015F (Taxes were
\$89,766.49 in 2025)

Zoning: Suburban Ranch (SR)

Highlights:

- **Former International Wildlife Museum**
- **51,331 SF Building**
- **11.37 Acres**
- **Three Stories**
- **SR Zoning**
- **Approx. 250 Parking Spaces**
- **Near Downtown Tucson**
- **Easy Access to I-10**
- **Existing Institutional Improvements**
- **Owner/User or Redevelopment Opportunity, Subject to Approvals**

Description:

Former International Wildlife Museum, consisting of a 51,331 SF, three-story building on 11.37 acres, zoned SR. The property includes exhibit halls, a 96-seat theater, a commercial kitchen, cafeteria, classrooms, offices, workshops, storage areas, and approximately 250 parking spaces. Located near Downtown Tucson with convenient access to I-10, the property sits along the Gates Pass corridor near Tucson Mountain Park, the University of Arizona, and other major destinations.



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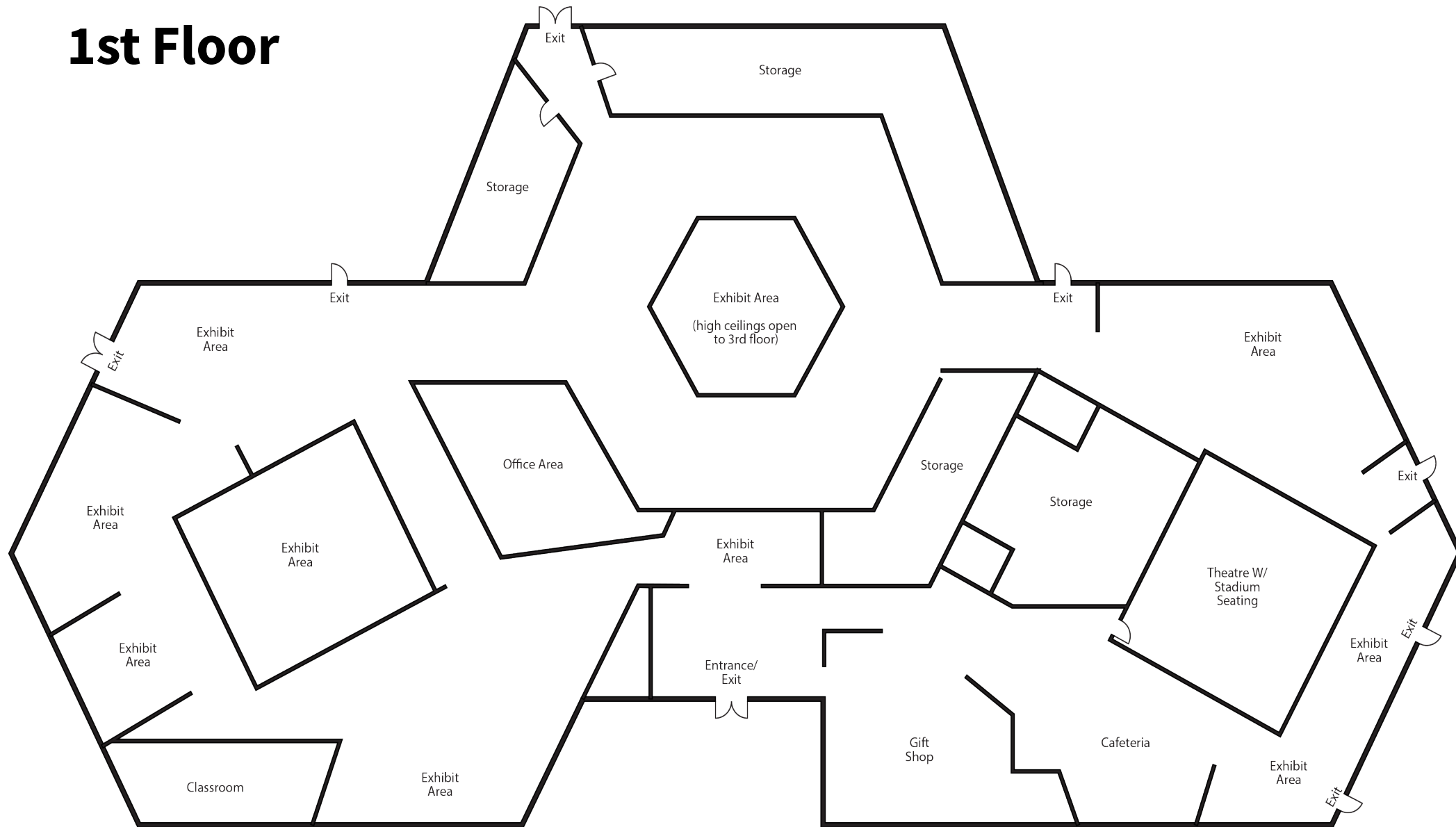


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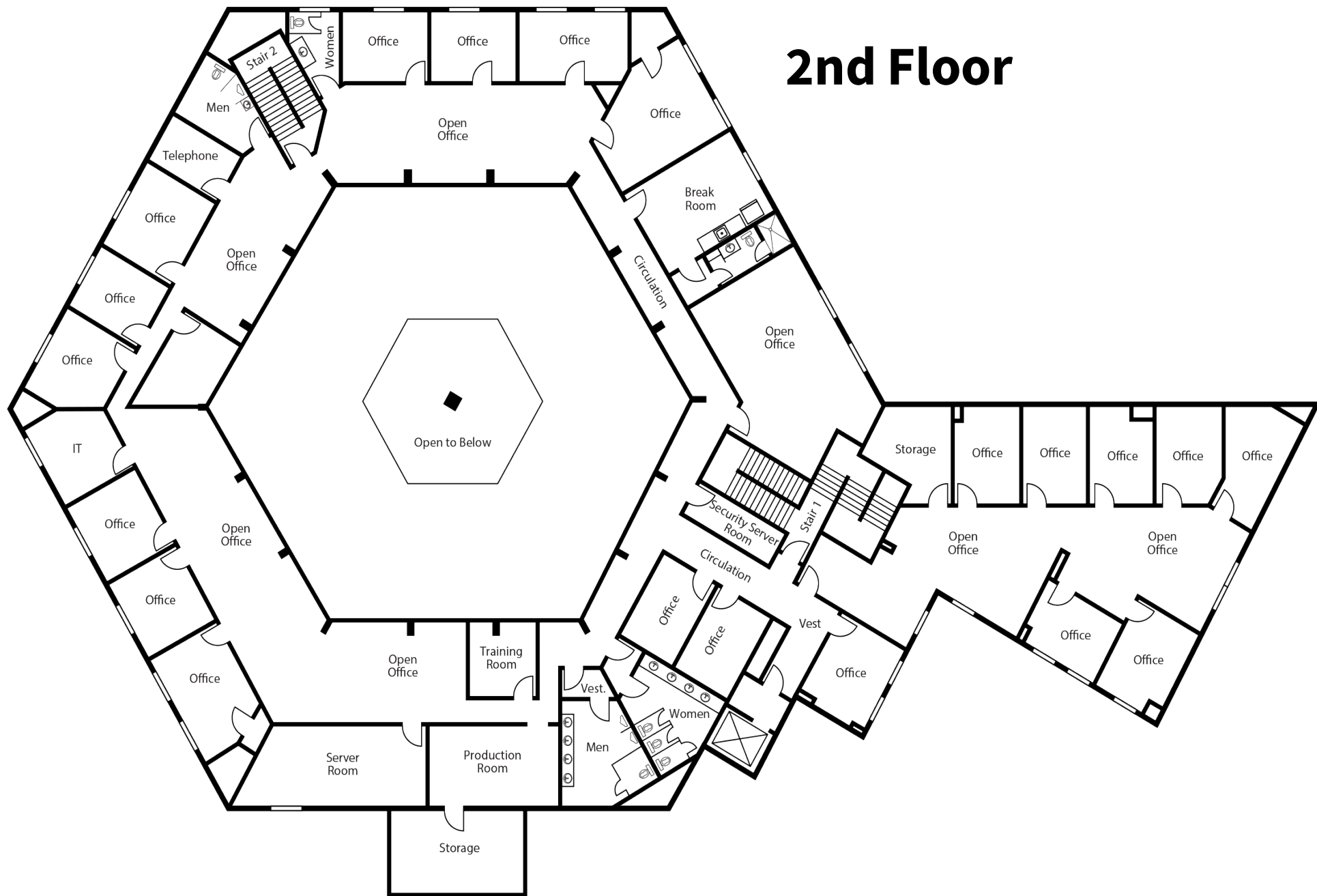
1st Floor



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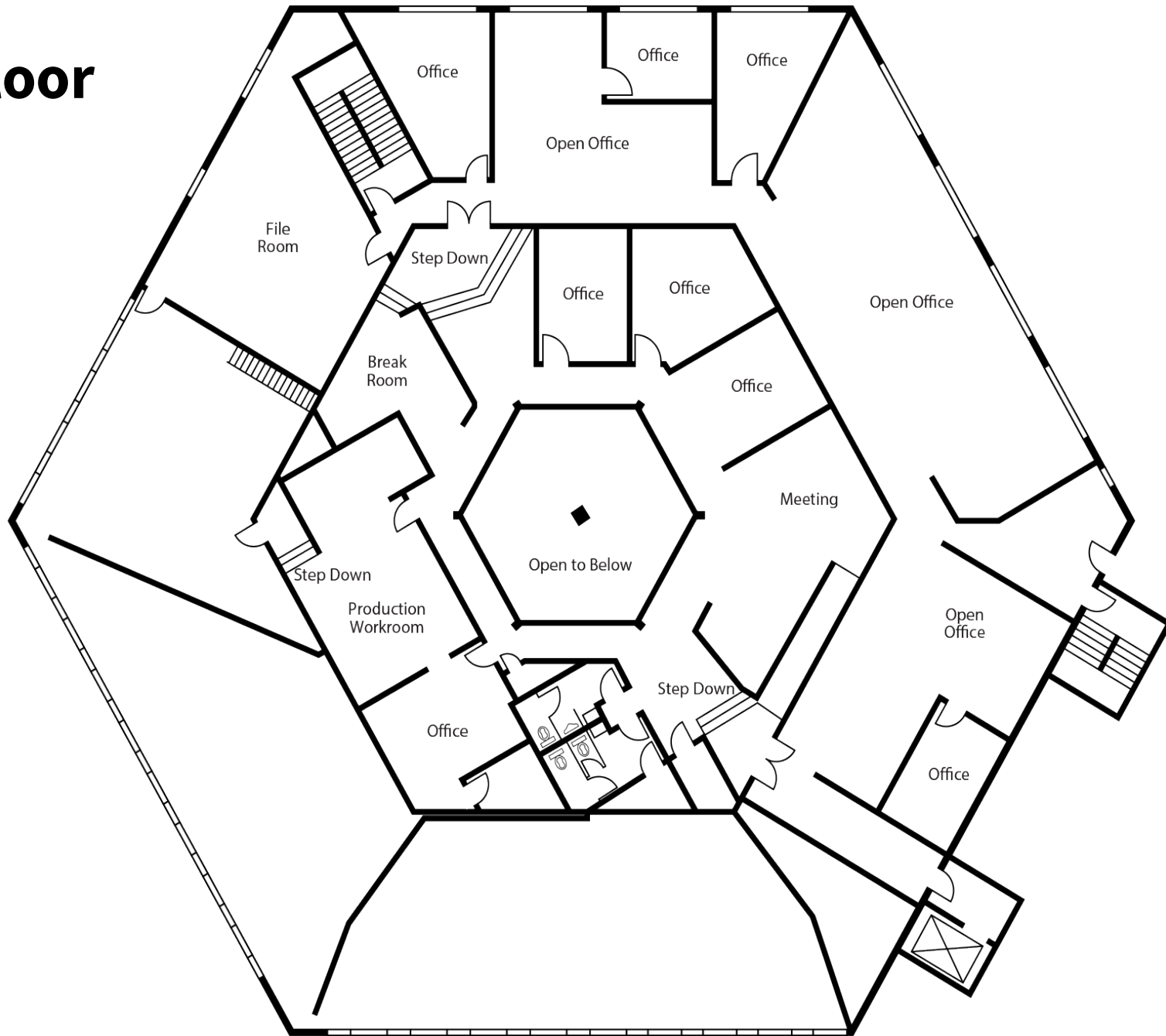
2nd Floor

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3rd Floor



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Rock Monument can be removed

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96 Seat Theater



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