

FOR SALE

84,677 SF



CUSHMAN &
WAKEFIELD



PICOR

Major Price Reduction

Attractive Seller Financing: Contact
agents for additional details



OFFICE / MEDICAL SPACE

1111-1181 N EL DORADO PLACE, TUCSON, AZ 85715

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INVESTMENT OVERVIEW



CUSHMAN &
WAKEFIELD



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Cushman & Wakefield | PICOR is pleased to present for sale 1111–1181 N El Dorado Place, a strategically located, multi-building property in Tucson, Arizona. This 84,677 square foot property is comprised of five 3-story buildings situated at Speedway Blvd and Wilmot Rd, offering direct ingress and egress from both major arterials.

The property is fully condominiumized, allowing for flexible sale strategies—either as a complete asset or on a suite-by-suite or building-by-building basis. This structure enables investors or owner-users to capitalize on future leasing activity, targeted dispositions, or user acquisitions.

Current tenancy includes Clarvida, a long-term anchor tenant occupying 22,850 SF, and a new lease-up pipeline, adding further value and cash flow stability.

The offer includes 23,557 SF of shell space, providing significant upside for investors to attract quality tenants or reimagine the layout for medical, office, or service-based users. The current zoning supports a variety of commercial uses, adding flexibility and long-term positioning for redevelopment or repositioning strategies.

Strategically positioned between Tucson Medical Center and St. Joseph's Hospital, the property is ideally suited for medical office, behavioral health, or other healthcare-related tenants, as well as general office users. The location offers strong connectivity, visibility, and access to the broader Tucson market.

The property is located within walking distance of high-traffic amenities including Trader Joe's, Beyond Bread, and Starbucks—making it an attractive destination for tenants and visitors alike.

This is your opportunity to acquire a highly visible, flexible, and value-add asset in a dynamic infill location with both stable income and meaningful upside potential.



PROPERTY HIGHLIGHTS

- Medical and professional office spaces suitable for a variety of business needs
- Proximity to hospitals and conveniently situated between Tucson Medical Center (TMC) and St. Joseph's Hospital
- Nearby amenities include several restaurants within walking distance, providing convenient dining options
- Buildings are condominimized providing incredible flexibility for sale of individual units
- Buildings are connected by breezeways with common area restrooms and elevators
- Coffee, ice cream, sushi, Chinese, salads & sandwiches, burgers, Trader Joe's bounty all within a 5-minute walk!

Building Size: 84,677 SF

Sale Price: \$9,000,000

Parcel Size: 5.63 acres

Zoning: C-1

Covered Parking: 171 covered

Parking: 280 surface; 5.36/1,000

Year Built: 1978 (Renovated 2018)



MULTIFAMILY & SENIOR HOUSING POTENTIAL



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WAKEFIELD



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63

PROPOSED DWELLING
UNITS (BLDGS C/D/E)



±467-918

UNIT SF RANGE
(1 & 2-BED)



5.63 AC

INFILL PARCEL
C-1 ZONING



±451

PARKING SPACES
5.36/1,000

WHY THIS SITE WORKS FOR RESIDENTIAL

- **Conversion ready:** an architect-prepared permit set proposes 63 R-2 dwelling units across three buildings, de-risking the entitlement path for a buyer.
- **Flexible mixed-use campus:** keep two buildings income-producing as office/medical while the other three convert to housing or pursue a full residential repositioning.
- **Walkable, amenity-rich infill:** Trader Joe's, Beyond Bread, Starbucks, banking and dining are a 5-minute walk, ideal for renters and active seniors who value car-light living.
- **Healthcare-adjacent:** ±1 mile to St. Joseph's Hospital and ±2.7 miles to Tucson Medical Center, plus on-site/neighborhood medical providers which is a strong draw for senior and assisted-living tenancy.

AMMENITIES THAT ATTRACT RESIDENTS

- Elevator-served three-story buildings
- In-unit kitchens, baths and washer/dryer connections per the proposed unit plans
- Secure breezeway circulation with shared common-area restrooms
- Landscaped Sonoran courtyards and shaded gathering areas between buildings
- Abundant parking plus short- and long-term bicycle parking (per plans)
- Ground-floor suites convertible to fitness, community room, leasing or care offices
- Nearby medical services supporting independent & assisted living
- Walk-to retail, groceries, dining, and banking

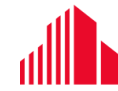
ON A MAJOR TRANSIT LINE

- The property sits at Speedway Boulevard and Wilmot Road, two of Tucson's busiest arterials and is served by major Sun Tran bus routes.
- Direct, frequent transit access is an advantage for workforce housing renters and for senior residents who no longer drive, and it strengthens the site's standing as transit-oriented infill.

CANIDATE FOR TUCSON'S CCT

- Tucson adopted the Community Corridors Tool (CCT) effective April 17, 2025.
- The CCT is a zoning overlay that keeps the underlying zoning in place while offering flexible development standards and incentives including reduced parking minimums and additional height to encourage housing and mixed-use infill on parcels along arterial and collector corridors.
- Because this property fronts a designated corridor (Speedway/Wilmot), is an underutilized building with a large parking field, and is targeted for residential conversion, it fits the CCT's profile closely and appears to be a strong candidate.
- A buyer should confirm parcel-level eligibility and incentives with the City's Planning & Development Services Department.
- Verify eligibility: corridors.tucsonaz.gov

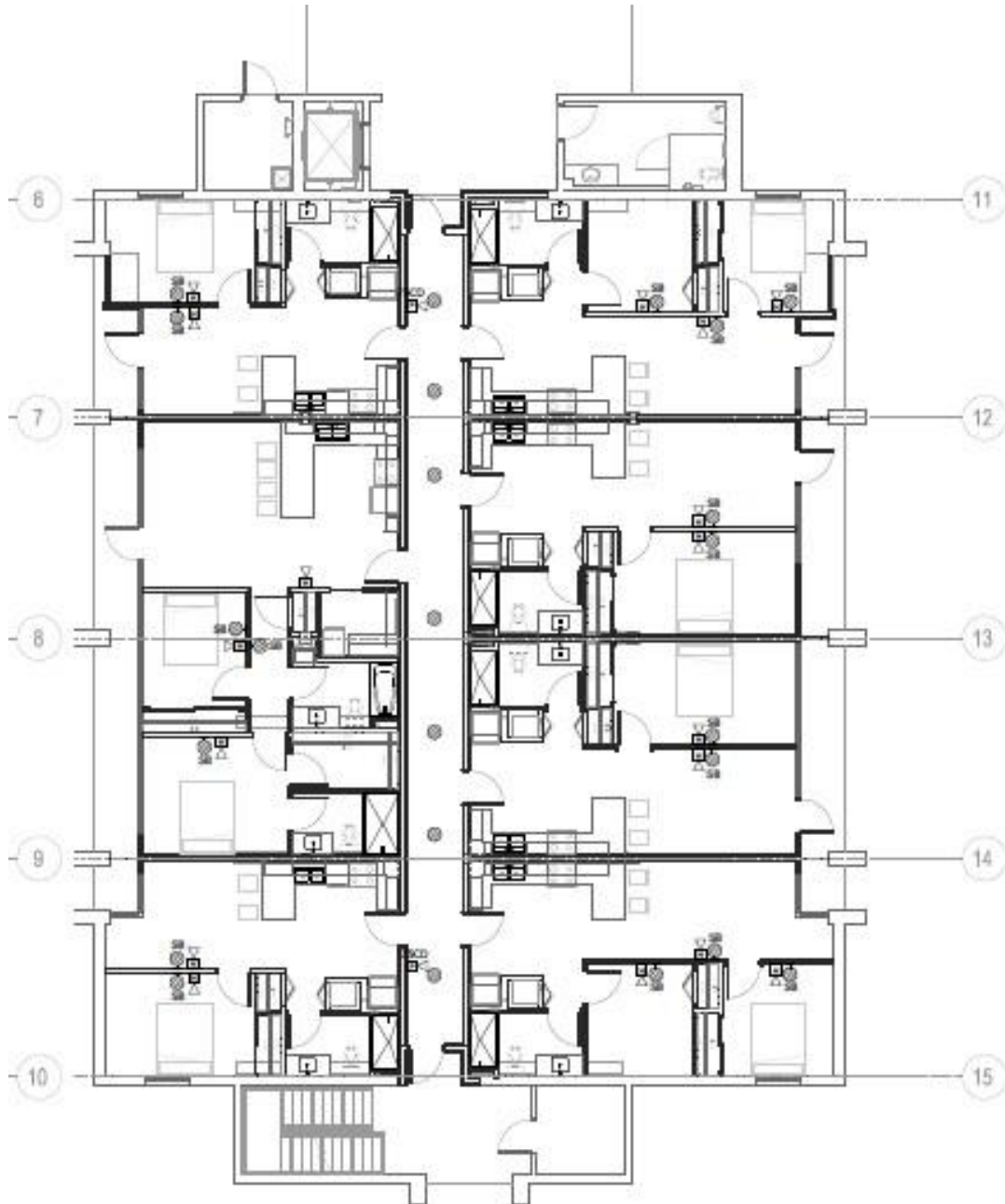
FLOOR PLAN & RENDERINGS



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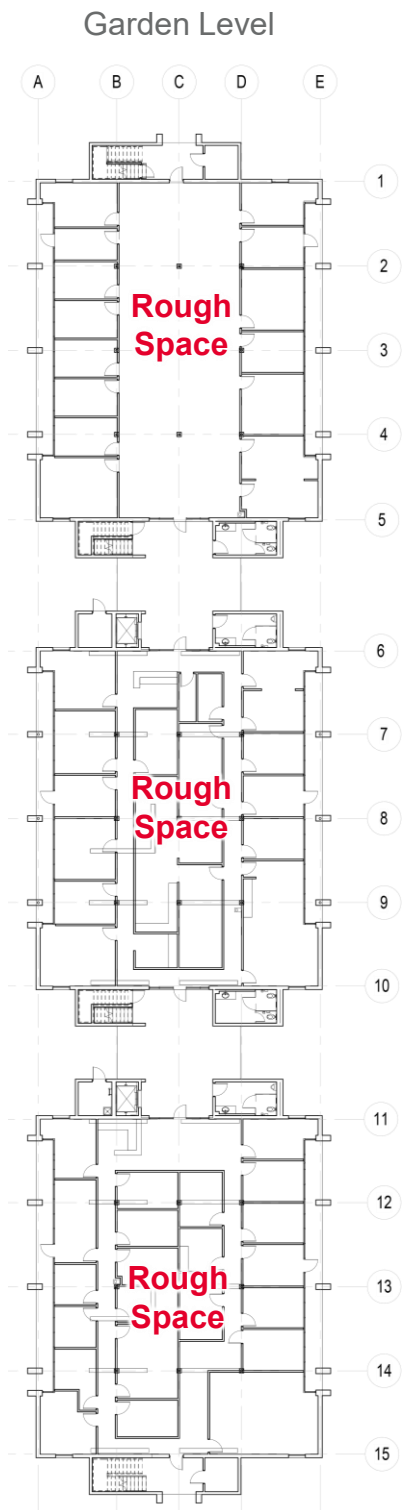


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**Images are renderings for visual purposes only, layout may not strictly adhere to the final site plan*

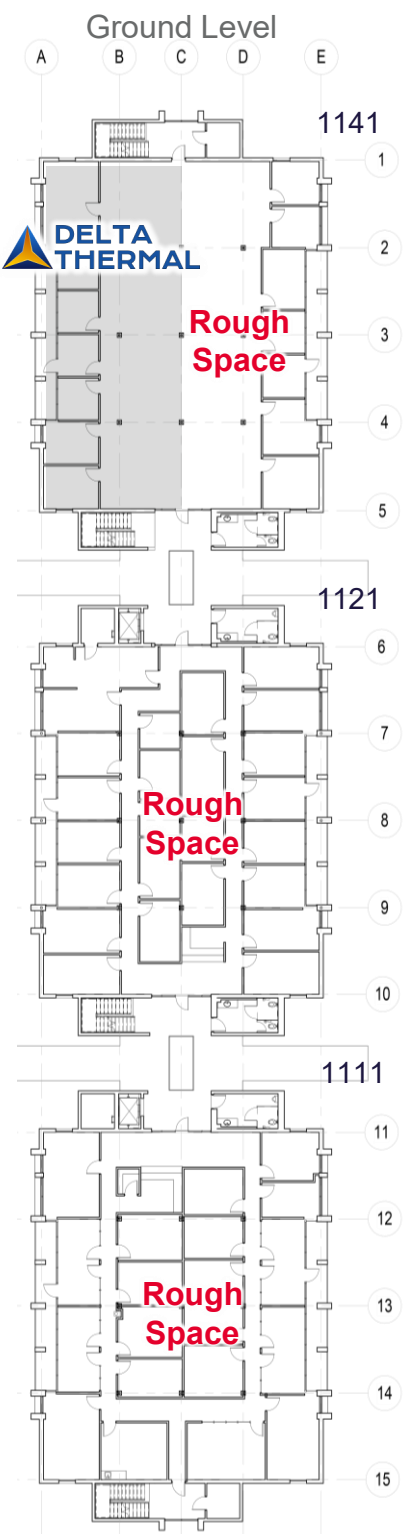
1111-1141 N El Dorado Place



1141

1121

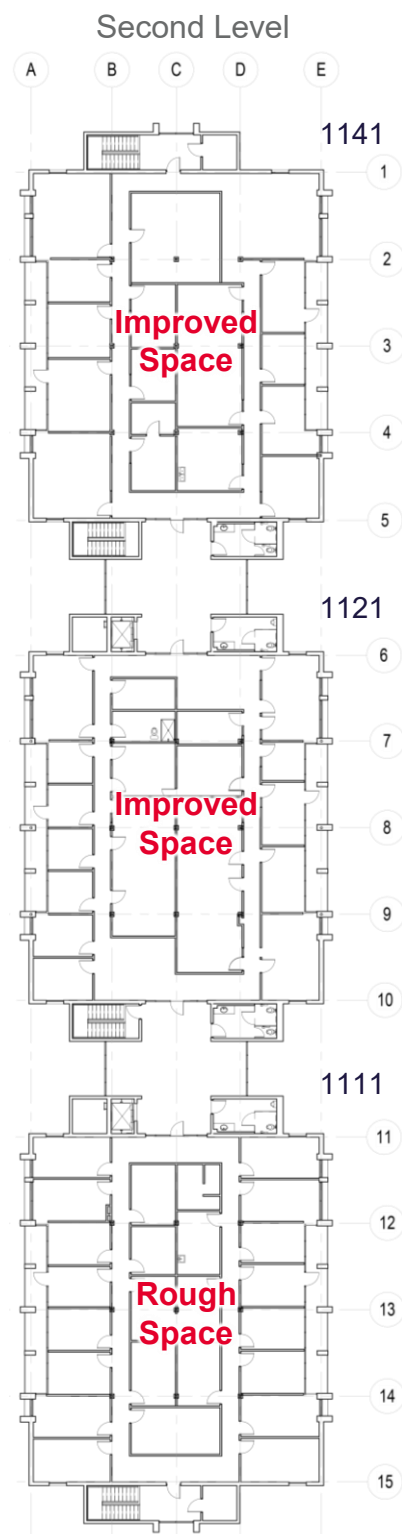
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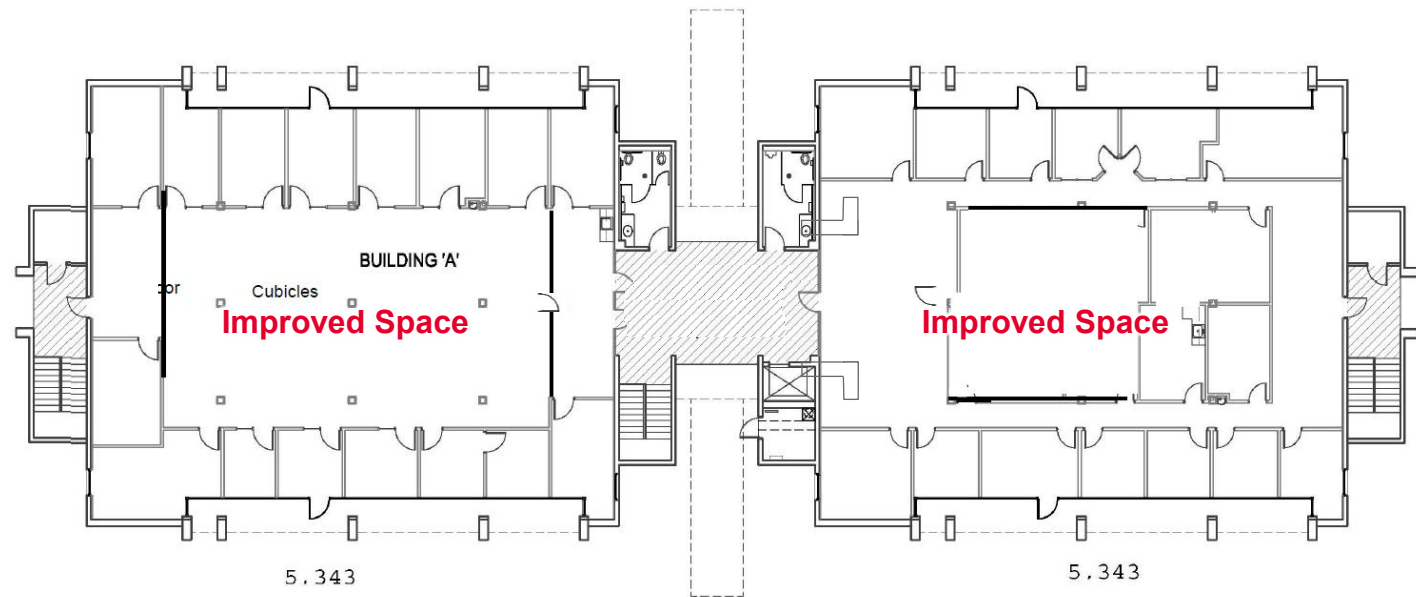
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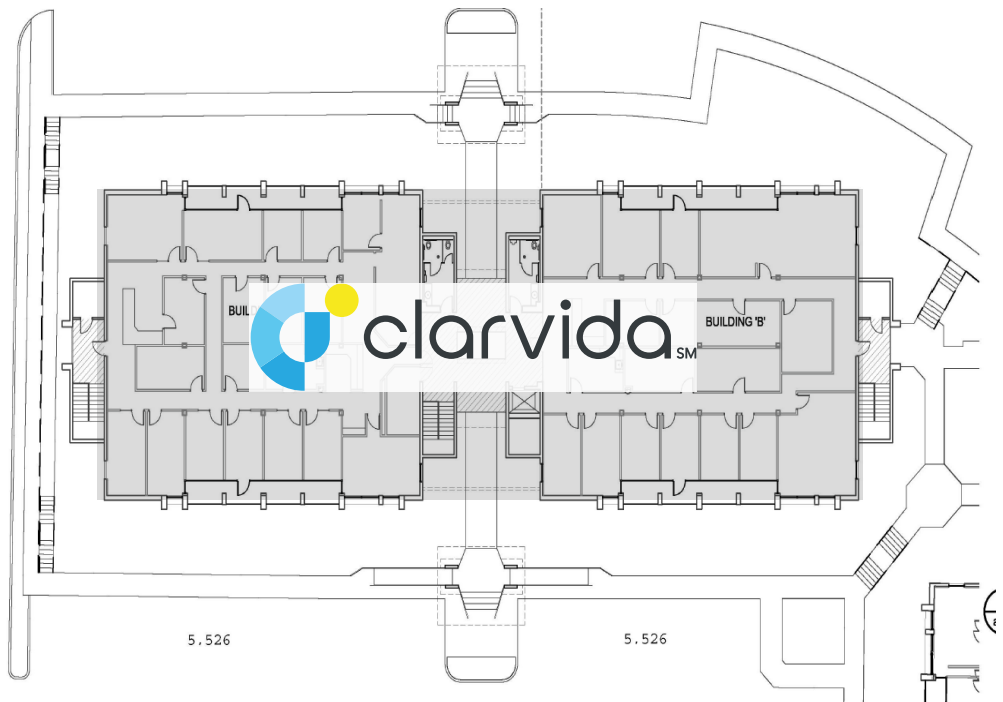
1111



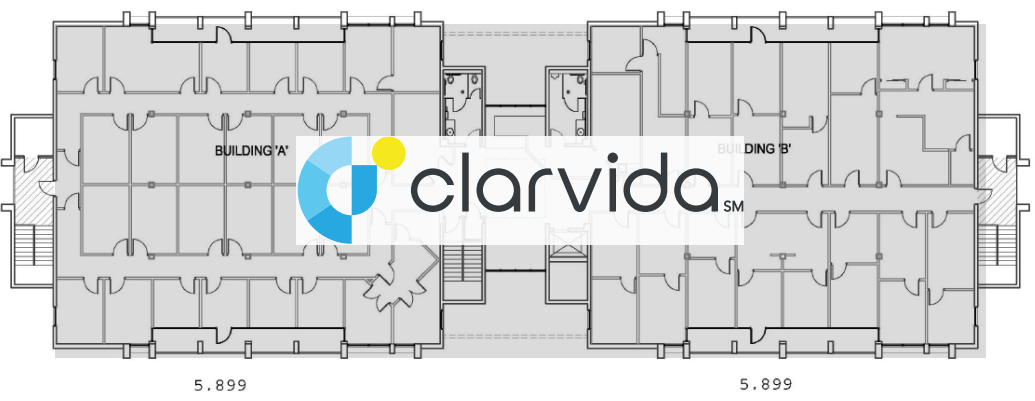
Garden Level



1st Floor



2nd Floor



TENANT PROFILES



Clarvida	
Tenant Size	22,850 SF
Website	https://www.clarvida.com/

Clarvida, formerly Pathways Health and Community Support, LLC, is a national provider of behavioral health and human services that serves nearly 60,000 clients and thousands of underserved communities annually.



Delta Thermal	
Tenant Size	2,785 SF
Website	https://www.deltathermalinc.com/

Delta Thermal offers a simpler, more effective way to monitor powerplants and substations to fix issues before things break. Our unique solution uses thermography cameras, sensor data, and artificial intelligence to automate the 24/7/365 collection of thermal data. This helps electric power producers improve their operations and save working capital.

A DRIVING WORKFORCE



14,049
POPULATION
Within 1 Mile



\$68,674
AVG. INCOME
Within 1 Mile



\$272,402
AVG. HOMEVALUE
Within 1 Mile



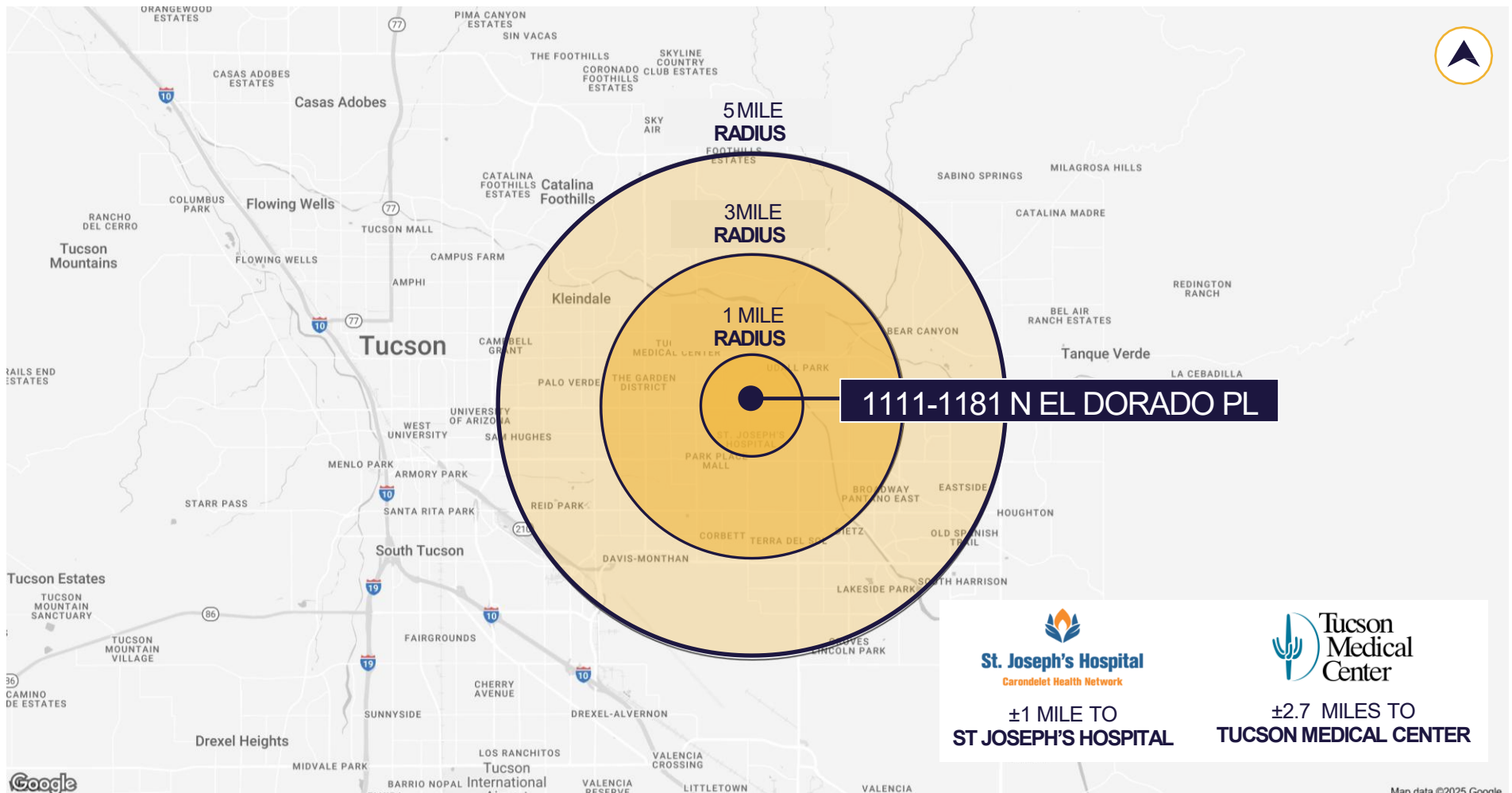
11,244
EMPLOYEES
Within 1 Mile

259,085
POPULATION
Within 5 Miles

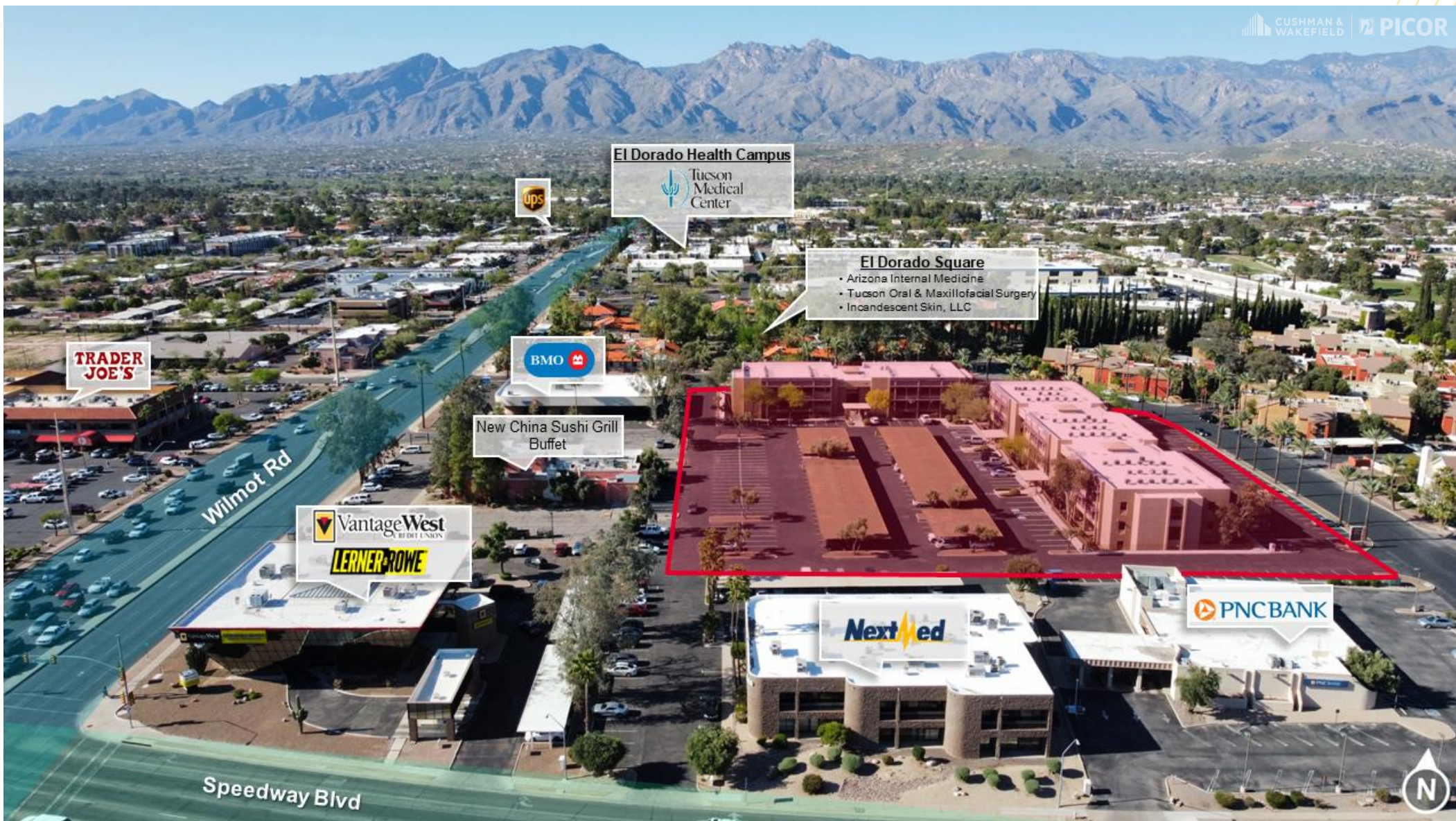
\$89,789
AVG. INCOME
Within 5 Miles

\$316,403
AVG. HOMEVALUE
Within 5 Miles

92,385
EMPLOYEES
Within 5 Miles







AERIAL

THE UNIVERSITY OF ARIZONA

Monterey Village



New China Sushi Grill Buffet

Speedway Blvd

Wilmot Rd



1111

1121

1141

1161

1181



AERIAL



Grant Rd

Pima St

Kolb Rd



SUBJECT



Speedway Blvd

Craycroft Rd



Wilmot Rd



TRADE MAP

Park Place
Mall



PARK PLACE



Dillard's

OLD NAVY

Total Wine & MORE

CINEMARK

CENTURY THEATRES, CinArts, Theatres



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



THE UNIVERSITY
OF ARIZONA

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

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CONTACT INFORMATION



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7/2/2026