



COMMERCIAL RETAIL ADVISORS, LLC

5420 E. Broadway Blvd., Suite 200
Tucson, AZ 85711
Phone: 520-290-3200
Fax: 520-751-7465
www.cradvisorsllc.com

OFFICE BUILDING FOR LEASE IN DOWNTOWN TUCSON

**REDUCED PRICE
NOW
\$3,000/MONTH**



Property Description

Location: 239 N. Meyer Avenue
Tucson, AZ

Space Available: ±1,750 SF Freestanding Office Building, plus
± 430 SF lower level office.

Lease Rate: \$3,000.00 per month (based on ground floor
square footage)

Lease Type: Modified Gross, including tenant pays utilities
and janitorial services.

Real Estate Taxes: \$4,587.36 (2023)

Zoning: HC-3

Easement: An access easement exists to a residence
behind the Property.

Highlights

- ◆ Historic Office building located in the heart of Downtown Tucson, ideally suited for a law office.
- ◆ Across the street from Old Town Artisan | Downtown Tucson Shops and Restaurants
- ◆ Close proximity to the Courthouses:
 - Justice Courthouse : 0.2 mile
 - Superior Courthouse: 0.3 mile
 - Tucson City Courthouse 0.3 mile
- ◆ Close proximity to El Presidio Plaza.
- ◆ 4 large offices, including lower level office with private entrance.
- ◆ Reception area.
- ◆ Large conference room.
- ◆ Two restrooms (not ADA).
- ◆ Private parking lot.
- ◆ Nice interior wood work.

Demographic Highlights

2023 Estimates	1 Mile	3 Miles	5 Miles
Population:	14,776	106,520	268,642
Households:	7,471	44,798	116,351
Average HH Income:	\$66,751	\$63,651	\$64,869

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2010)

For information, contact:
Craig Finrock, CCIM, CRX, CLS
Designated Broker
cfinrock@cradvisorsllc.com

The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyer/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. Commercial Retail Advisors, LLC represents the owner of the property in any transaction contemplated by this brochure and does not represent the tenant.

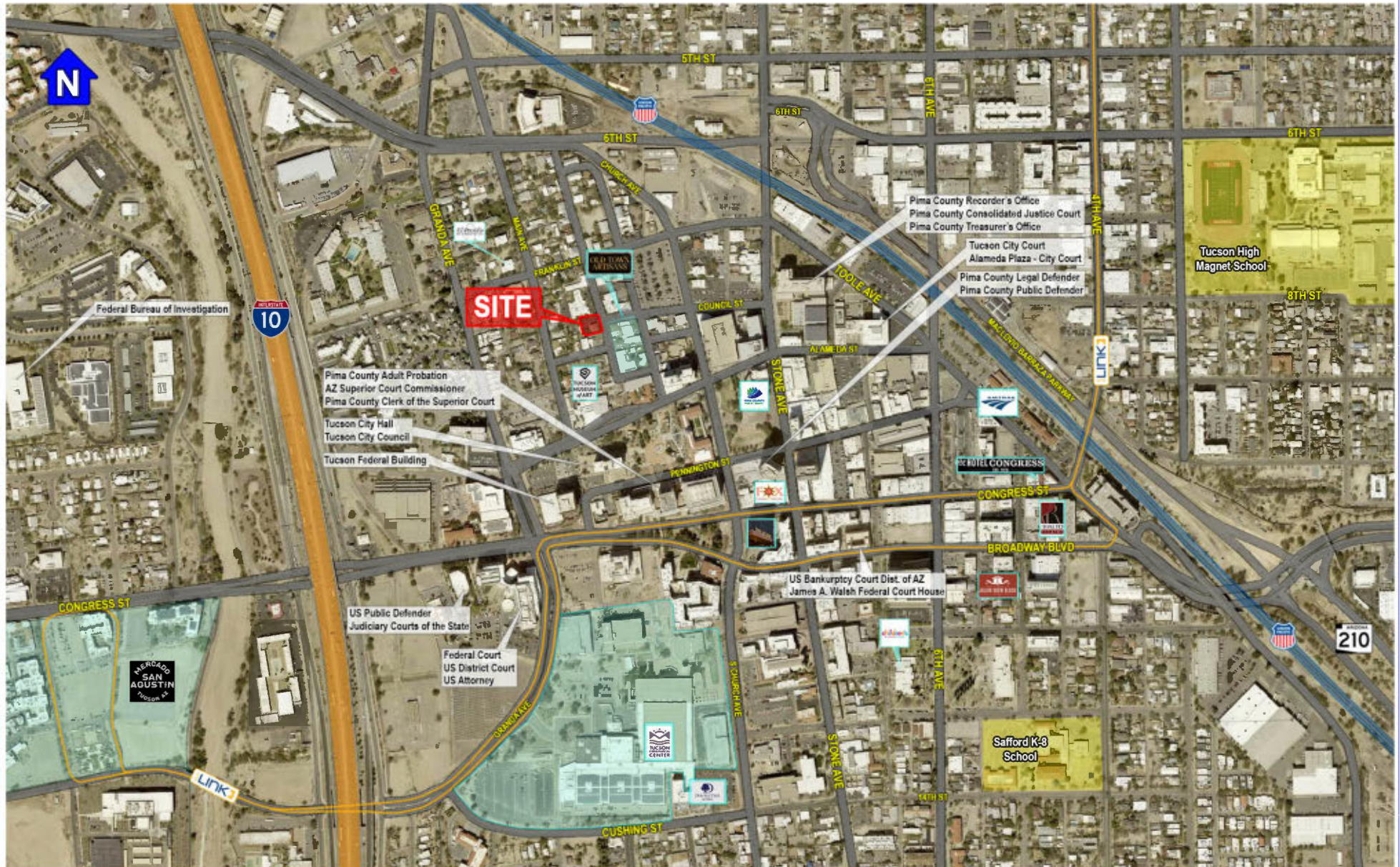
239 N. Meyer Ave.

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

TRADE AREA



239 N. Meyer Ave.

Tucson, Arizona

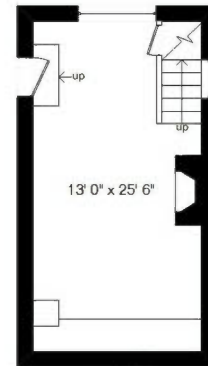
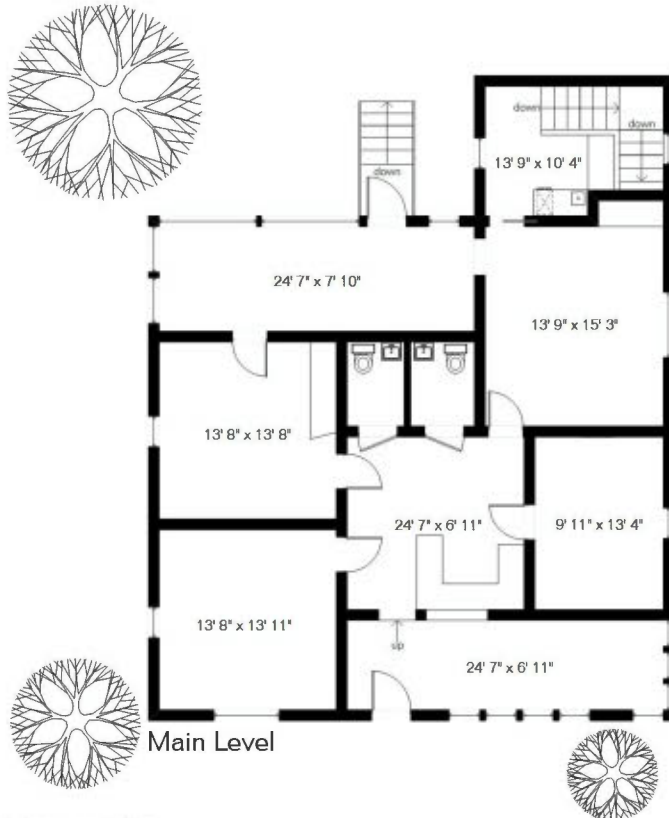


COMMERCIAL RETAIL ADVISORS, LLC

FLOOR PLAN

The square footages and room size information are deemed to be reliable but are not guaranteed and should be independently verified. This drawing is for marketing purposes only.

239 N Meyer Ave



Main Level 1,750 Sq Ft
Basement 430 Sq Ft

Total Gross Area 2,180 Sq Ft

Site Visit January 2024

0 ft. 6 ft. 10 ft. 20 ft.



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Floor Plans *First!*
See the Floor Plan First™

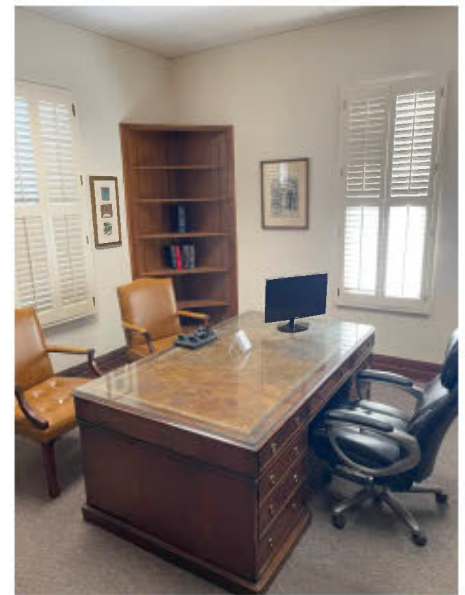
FloorPlansFirst.com™
(520) 881-1500

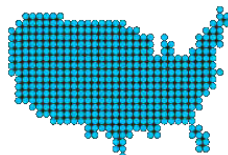
239 N. Meyer Ave

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC





TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

Tapestry LifeMode

	Households	HHs %	% US HHs	Index
Learn more...				
Affluent Estates (L1)	0	0.00%	10.00%	0
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	367	4.91%	3.58%	128
Family Landscapes (L4)	0	0.00%	7.63%	0
GenXurban (L5)	21	0.28%	11.26%	2
Cozy Country Living (L6)	0	0.00%	12.06%	0
Sprouting Explorers (L7)	156	2.09%	7.20%	29
Middle Ground (L8)	199	2.66%	10.79%	25
Senior Styles (L9)	713	9.54%	5.80%	165
Rustic Outposts (L10)	0	0.00%	8.30%	0
Midtown Singles (L11)	2,632	35.23%	6.16%	572
Hometown (L12)	824	11.03%	6.01%	184
Next Wave (L13)	52	0.70%	3.78%	18
Scholars and Patriots (L14)	2,507	33.56%	1.61%	2,084

Key Facts

\$326,059
Median Home Value

\$39,643
Median HH Income

8.2
Home Value to Income Ratio

30.6
Median Age

7,471
Households

Education

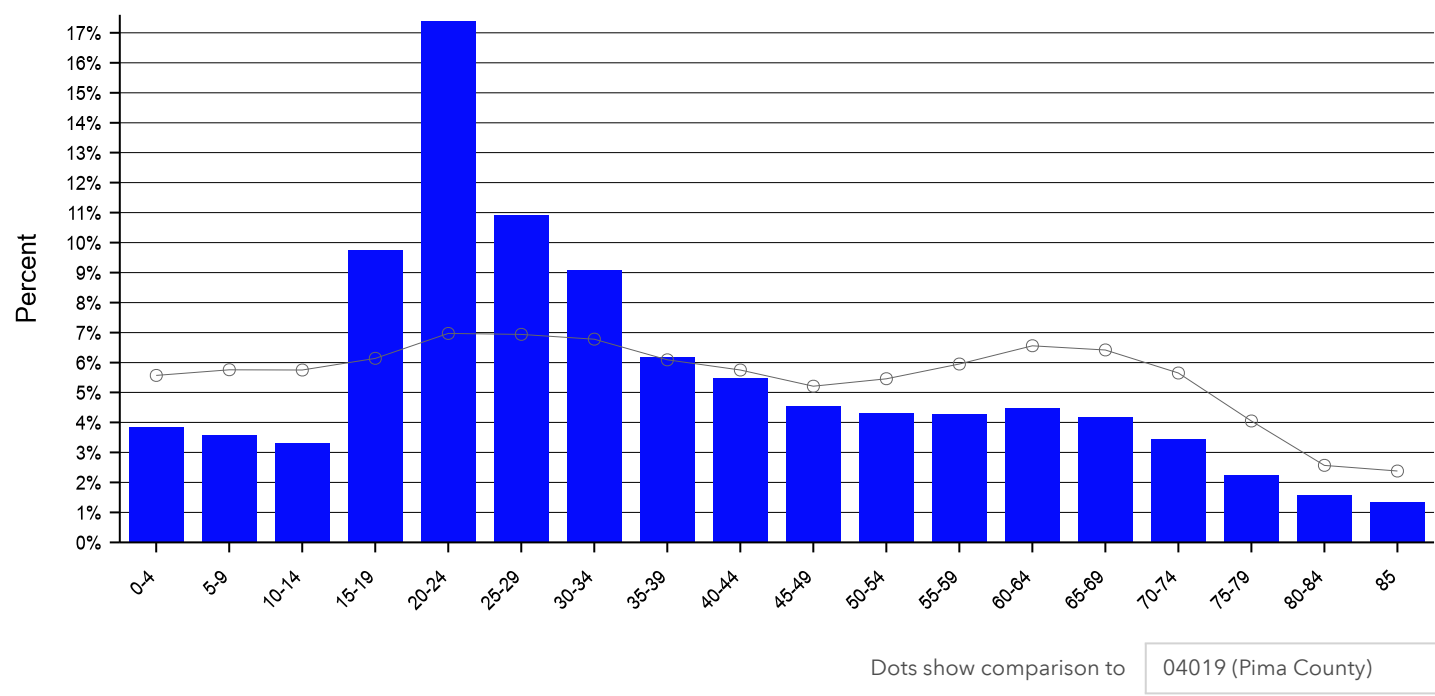
7%
No HS Diploma

14%
HS Graduate

32%
Some College

48%
Degree or Higher

Age Profile



2023 Households by income (Esri)

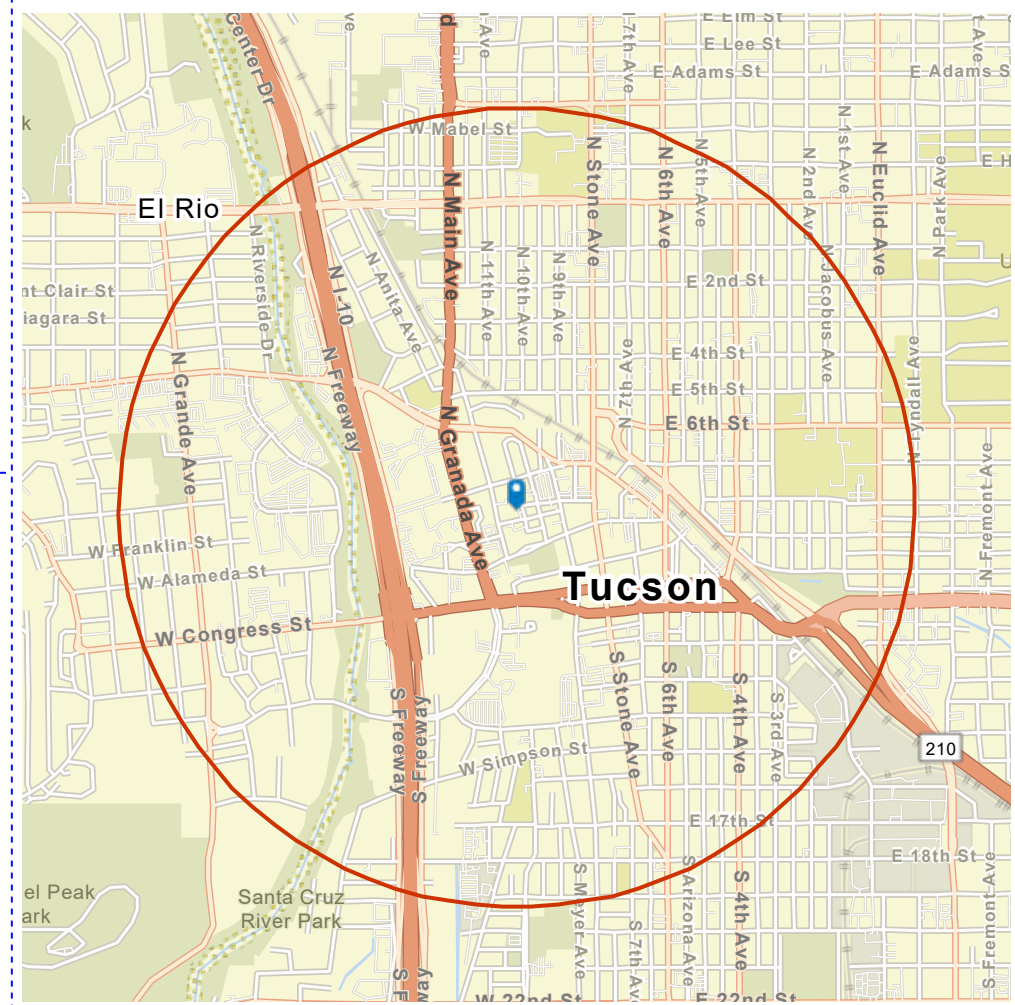
The largest group: <\$15,000 (25.7%)
The smallest group: \$150,000 - \$199,999 (3.7%)

Indicator ▲	Value	Diff
<\$15,000	25.7%	+15.8%
\$15,000 - \$24,999	11.3%	+3.4%
\$25,000 - \$34,999	8.1%	-0.9%
\$35,000 - \$49,999	12.8%	+0.2%
\$50,000 - \$74,999	17.0%	+0.5%
\$75,000 - \$99,999	6.9%	-7.0%
\$100,000 - \$149,999	9.4%	-7.5%
\$150,000 - \$199,999	3.7%	-2.5%
\$200,000+	5.1%	-2.1%

Bars show deviation from 04019 (Pima County)

239 North Meyer Avenue, Tucson, Arizona, 85701

Ring of 1 mile

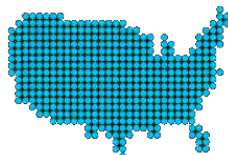


Tapestry segments

- 14B College Towns**
2,202 households
29.5% of Households
- 11D Set to Impress**
1,701 households
22.8% of Households
- 11B Young and Restless**
905 households
12.1% of Households

Source: Esri. The vintage of the data is 2023.





TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

Tapestry LifeMode

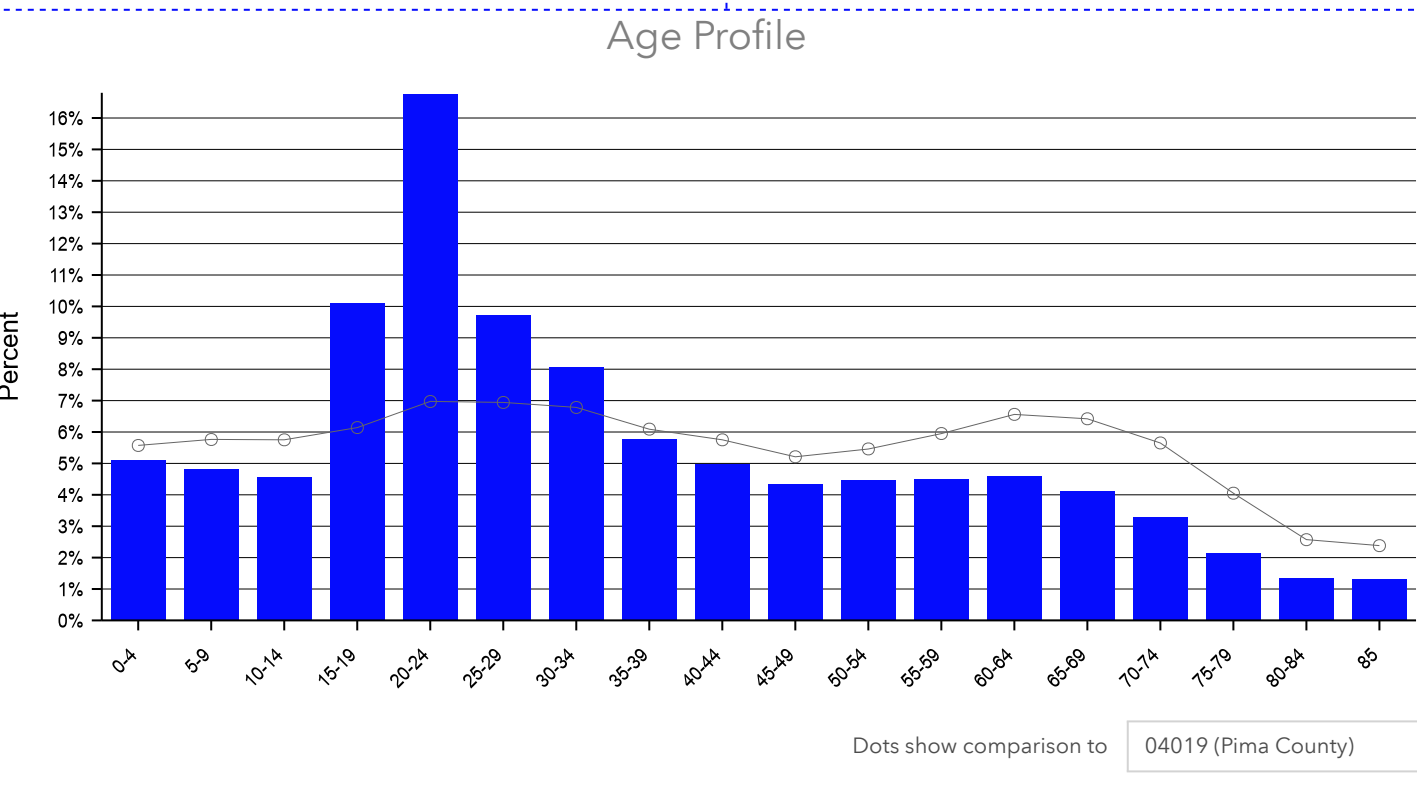
	Households	HHs %	% US HHs	Index
learn more...				
Affluent Estates (L1)	18	0.04%	10.00%	0
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	367	0.82%	3.58%	21
Family Landscapes (L4)	0	0.00%	7.63%	0
GenXurban (L5)	1,273	2.84%	11.26%	25
Cozy Country Living (L6)	0	0.00%	12.06%	0
Sprouting Explorers (L7)	3,869	8.64%	7.20%	120
Middle Ground (L8)	8,786	19.61%	10.79%	182
Senior Styles (L9)	2,300	5.13%	5.80%	89
Rustic Outposts (L10)	1,377	3.07%	8.30%	37
Midtown Singles (L11)	10,043	22.42%	6.16%	364
Hometown (L12)	1,079	2.41%	6.01%	40
Next Wave (L13)	2,842	6.34%	3.78%	168
Scholars and Patriots (L14)	12,843	28.67%	1.61%	1,781

Key Facts

- \$250,320**
Median Home Value
- \$41,148**
Median HH Income
- 6.1**
Home Value to Income Ratio
- 29.4**
Median Age
- 44,798**
Households

Education

- 13%**
No HS Diploma
- 22%**
HS Graduate
- 29%**
Some College
- 36%**
Degree or Higher



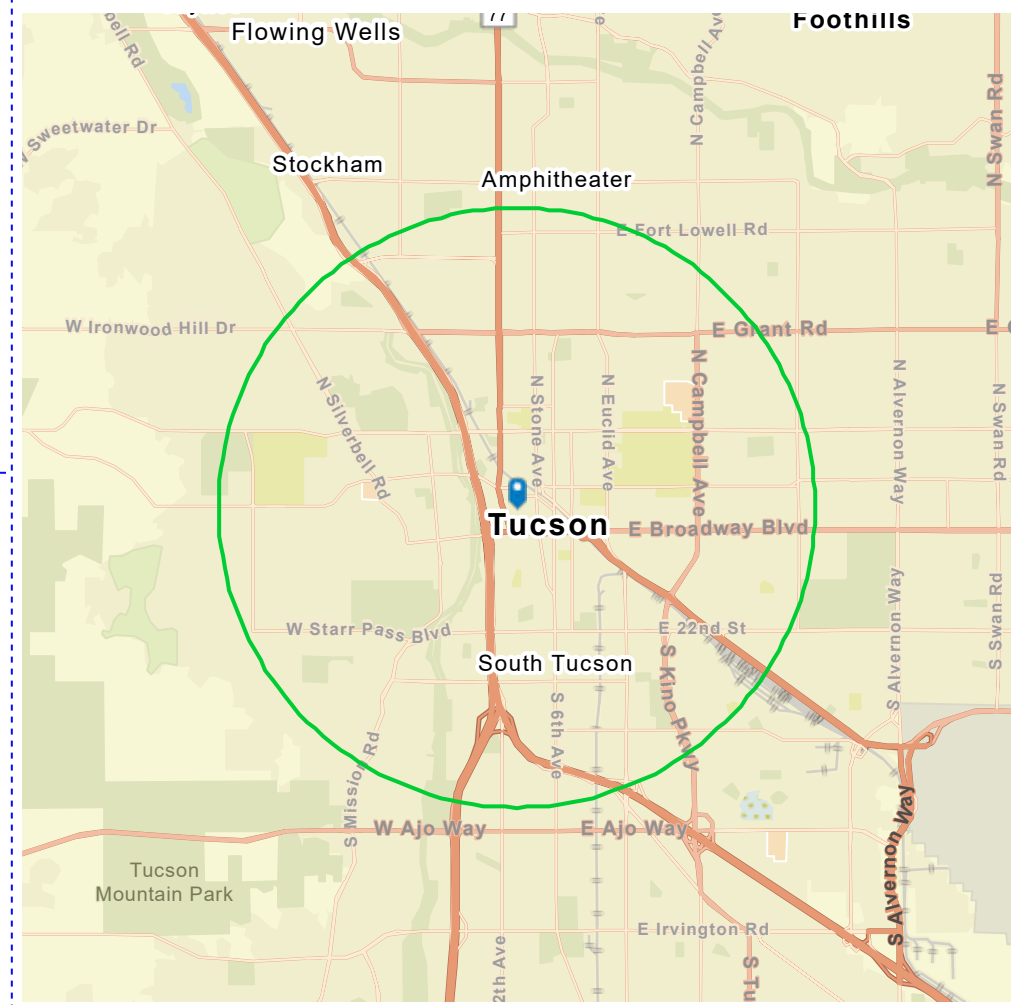
2023 Households by income (Esri)

The largest group: <\$15,000 (20.1%)
The smallest group: \$150,000 - \$199,999 (3.0%)

Indicator ▲	Value	Diff
<\$15,000	20.1%	+10.2%
\$15,000 - \$24,999	11.1%	+3.2%
\$25,000 - \$34,999	12.2%	+3.2%
\$35,000 - \$49,999	13.4%	+0.8%
\$50,000 - \$74,999	16.3%	-0.2%
\$75,000 - \$99,999	10.2%	-3.7%
\$100,000 - \$149,999	10.2%	-6.7%
\$150,000 - \$199,999	3.0%	-3.2%
\$200,000+	3.3%	-3.9%

Bars show deviation from 04019 (Pima County)

239 North Meyer Avenue, Tucson, Arizona, 85701
Ring of 3 miles

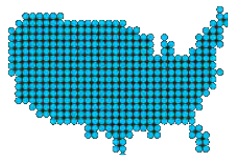


Tapestry segments

- 14B** **College Towns**
9,304 households
20.8% of Households
- 11D** **Set to Impress**
6,333 households
14.1% of Households
- 8B** **Emerald City**
4,671 households
10.4% of Households

Source: Esri. The vintage of the data is 2023.





TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

Tapestry LifeMode

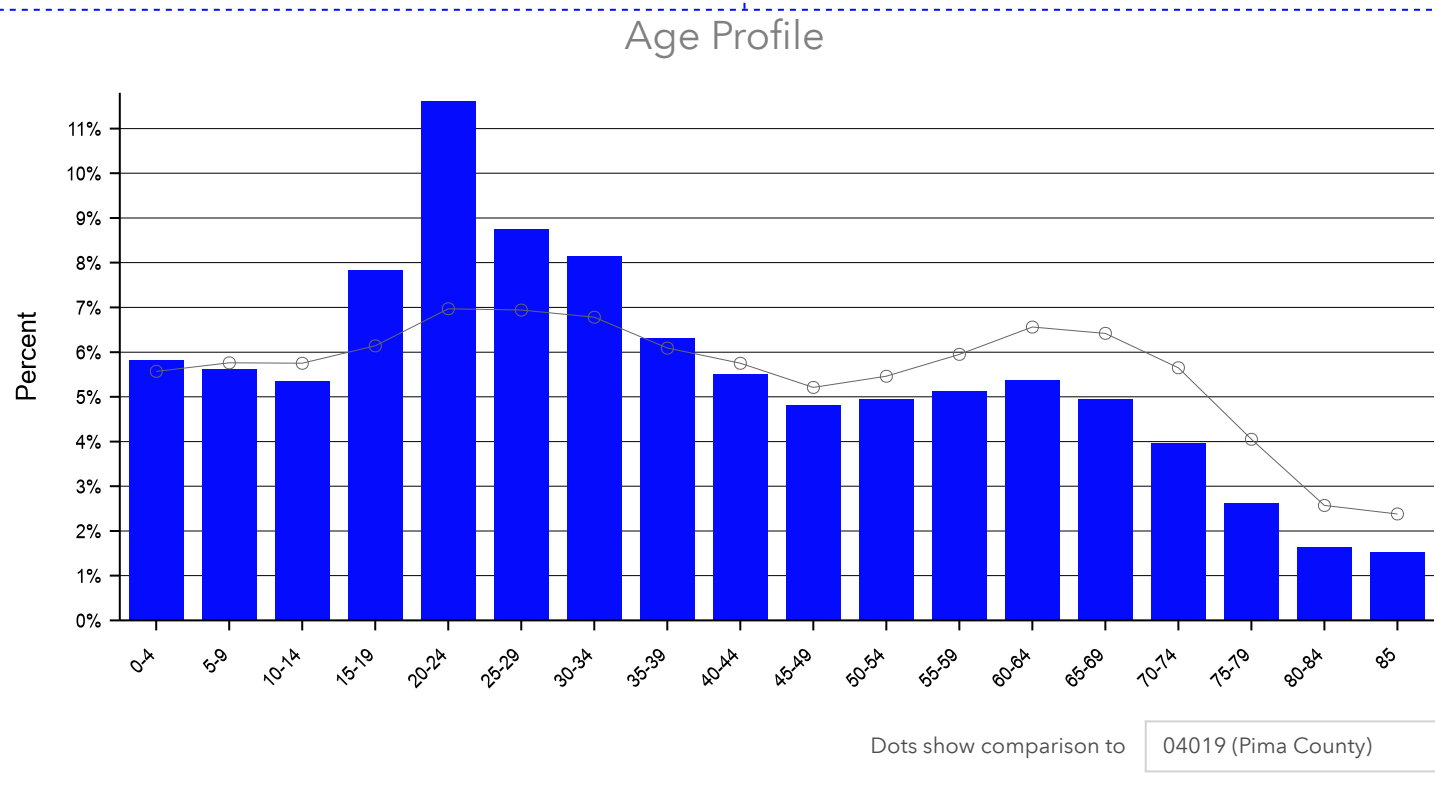
	Households	HHs %	% US HHs	Index
learn more...				
Affluent Estates (L1)	430	0.37%	10.00%	4
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	367	0.32%	3.58%	8
Family Landscapes (L4)	1,041	0.89%	7.63%	12
GenXurban (L5)	4,973	4.27%	11.26%	38
Cozy Country Living (L6)	586	0.50%	12.06%	4
Sprouting Explorers (L7)	13,138	11.29%	7.20%	157
Middle Ground (L8)	20,988	18.04%	10.79%	167
Senior Styles (L9)	9,607	8.26%	5.80%	142
Rustic Outposts (L10)	4,929	4.24%	8.30%	51
Midtown Singles (L11)	35,030	30.11%	6.16%	489
Hometown (L12)	2,512	2.16%	6.01%	36
Next Wave (L13)	7,859	6.75%	3.78%	179
Scholars and Patriots (L14)	14,890	12.80%	1.61%	795

Key Facts

- \$220,411** Median Home Value
- \$42,605** Median HH Income
- 5.2** Home Value to Income Ratio
- 33.1** Median Age
- 116,351** Households

Education

- 15%** No HS Diploma
- 24%** HS Graduate
- 31%** Some College
- 31%** Degree or Higher

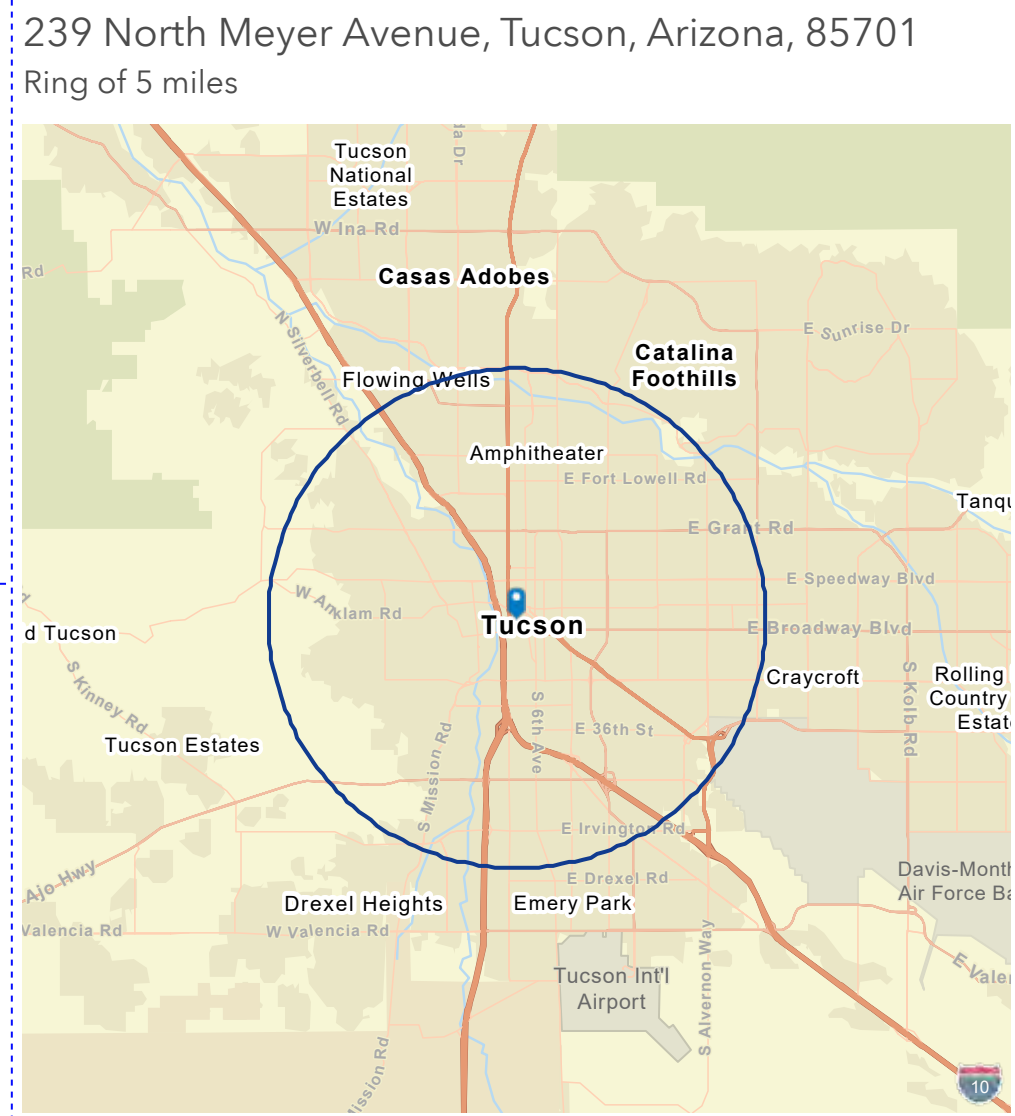


2023 Households by income (Esri)

The largest group: <\$15,000 (17.9%)
The smallest group: \$150,000 - \$199,999 (3.1%)

Indicator ▲	Value	Diff
<\$15,000	17.9%	+8.0%
\$15,000 - \$24,999	11.5%	+3.6%
\$25,000 - \$34,999	12.2%	+3.2%
\$35,000 - \$49,999	14.4%	+1.8%
\$50,000 - \$74,999	16.6%	+0.1%
\$75,000 - \$99,999	10.5%	-3.4%
\$100,000 - \$149,999	10.6%	-6.3%
\$150,000 - \$199,999	3.1%	-3.1%
\$200,000+	3.3%	-3.9%

Bars show deviation from 04019 (Pima County)



Tapestry segments

- 11D Set to Impress** (24,787 households) - 21.3% of Households
- 14B College Towns** (10,662 households) - 9.2% of Households
- 8B Emerald City** (8,254 households) - 7.1% of Households

Source: Esri. The vintage of the data is 2023.





Business Summary

239 North Meyer Avenue, Tucson, Arizona, 85701
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.22482
Longitude: -110.97503

Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	1,633		5,790		12,138							
Total Employees:	24,015		98,373		178,423							
Total Residential Population:	14,776		106,520		268,642							
Employee/Residential Population Ratio (per 100 Residents)	163		92		66							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	13	0.8%	67	0.3%	80	1.4%	661	0.7%	194	1.6%	1,807	1.0%
Construction	37	2.3%	304	1.3%	339	5.9%	3,857	3.9%	796	6.6%	9,782	5.5%
Manufacturing	28	1.7%	613	2.6%	188	3.2%	3,585	3.6%	419	3.5%	6,867	3.8%
Transportation	17	1.0%	232	1.0%	110	1.9%	2,376	2.4%	239	2.0%	4,766	2.7%
Communication	14	0.9%	159	0.7%	51	0.9%	917	0.9%	131	1.1%	1,680	0.9%
Utility	14	0.9%	541	2.3%	25	0.4%	658	0.7%	40	0.3%	905	0.5%
Wholesale Trade	23	1.4%	217	0.9%	214	3.7%	2,766	2.8%	469	3.9%	5,840	3.3%
Retail Trade Summary	277	17.0%	2,618	10.9%	1,151	19.9%	13,262	13.5%	2,621	21.6%	35,521	19.9%
Home Improvement	6	0.4%	61	0.3%	71	1.2%	779	0.8%	160	1.3%	2,294	1.3%
General Merchandise Stores	8	0.5%	35	0.1%	26	0.4%	431	0.4%	86	0.7%	2,885	1.6%
Food Stores	20	1.2%	197	0.8%	102	1.8%	1,783	1.8%	247	2.0%	4,295	2.4%
Auto Dealers & Gas Stations	14	0.9%	109	0.5%	102	1.8%	679	0.7%	299	2.5%	3,733	2.1%
Apparel & Accessory Stores	11	0.7%	34	0.1%	39	0.7%	181	0.2%	119	1.0%	1,100	0.6%
Furniture & Home Furnishings	12	0.7%	77	0.3%	85	1.5%	554	0.6%	210	1.7%	2,172	1.2%
Eating & Drinking Places	131	8.0%	1,740	7.2%	452	7.8%	6,823	6.9%	861	7.1%	13,890	7.8%
Miscellaneous Retail	74	4.5%	366	1.5%	275	4.7%	2,032	2.1%	639	5.3%	5,151	2.9%
Finance, Insurance, Real Estate Summary	119	7.3%	1,042	4.3%	445	7.7%	2,935	3.0%	1,097	9.0%	8,963	5.0%
Banks, Savings & Lending Institutions	13	0.8%	67	0.3%	75	1.3%	632	0.6%	183	1.5%	2,063	1.2%
Securities Brokers	14	0.9%	37	0.2%	35	0.6%	119	0.1%	95	0.8%	850	0.5%
Insurance Carriers & Agents	8	0.5%	20	0.1%	69	1.2%	280	0.3%	189	1.6%	831	0.5%
Real Estate, Holding, Other Investment Offices	84	5.1%	917	3.8%	268	4.6%	1,903	1.9%	629	5.2%	5,219	2.9%
Services Summary	722	44.2%	8,997	37.5%	2,477	42.8%	55,973	56.9%	4,967	40.9%	85,305	47.8%
Hotels & Lodging	24	1.5%	725	3.0%	65	1.1%	1,405	1.4%	107	0.9%	2,430	1.4%
Automotive Services	21	1.3%	144	0.6%	203	3.5%	1,032	1.0%	423	3.5%	2,605	1.5%
Movies & Amusements	51	3.1%	581	2.4%	144	2.5%	2,291	2.3%	263	2.2%	4,011	2.2%
Health Services	56	3.4%	1,318	5.5%	292	5.0%	8,916	9.1%	739	6.1%	14,530	8.1%
Legal Services	151	9.2%	714	3.0%	230	4.0%	1,106	1.1%	340	2.8%	2,036	1.1%
Education Institutions & Libraries	39	2.4%	1,297	5.4%	214	3.7%	24,993	25.4%	357	2.9%	30,227	16.9%
Other Services	380	23.3%	4,219	17.6%	1,329	23.0%	16,230	16.5%	2,738	22.6%	29,466	16.5%
Government	219	13.4%	9,018	37.6%	278	4.8%	10,823	11.0%	364	3.0%	16,017	9.0%
Unclassified Establishments	148	9.1%	208	0.9%	431	7.4%	560	0.6%	800	6.6%	971	0.5%
Totals	1,633	100.0%	24,015	100.0%	5,790	100.0%	98,373	100.0%	12,138	100.0%	178,423	100.0%

Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



Business Summary

239 North Meyer Avenue, Tucson, Arizona, 85701
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.22482
Longitude: -110.97503

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	3	0.2%	9	0.0%	10	0.2%	96	0.1%	25	0.2%	213	0.1%
Mining	4	0.2%	25	0.1%	11	0.2%	98	0.1%	24	0.2%	236	0.1%
Utilities	13	0.8%	536	2.2%	21	0.4%	608	0.6%	27	0.2%	782	0.4%
Construction	45	2.8%	352	1.5%	356	6.1%	3,978	4.0%	846	7.0%	10,188	5.7%
Manufacturing	31	1.9%	553	2.3%	200	3.5%	3,446	3.5%	460	3.8%	6,988	3.9%
Wholesale Trade	23	1.4%	217	0.9%	212	3.7%	2,760	2.8%	466	3.8%	5,831	3.3%
Retail Trade	138	8.5%	803	3.3%	658	11.4%	6,146	6.2%	1,672	13.8%	20,961	11.7%
Motor Vehicle & Parts Dealers	13	0.8%	102	0.4%	95	1.6%	647	0.7%	282	2.3%	3,651	2.0%
Furniture & Home Furnishings Stores	3	0.2%	14	0.1%	47	0.8%	292	0.3%	115	0.9%	1,222	0.7%
Electronics & Appliance Stores	3	0.2%	9	0.0%	16	0.3%	89	0.1%	55	0.5%	663	0.4%
Building Material & Garden Equipment & Supplies Dealers	6	0.4%	61	0.3%	70	1.2%	778	0.8%	156	1.3%	2,286	1.3%
Food & Beverage Stores	20	1.2%	148	0.6%	96	1.7%	1,647	1.7%	232	1.9%	4,084	2.3%
Health & Personal Care Stores	5	0.3%	76	0.3%	43	0.7%	525	0.5%	150	1.2%	1,723	1.0%
Gasoline Stations & Fuel Dealers	2	0.1%	7	0.0%	9	0.2%	41	0.0%	20	0.2%	112	0.1%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	20	1.2%	65	0.3%	57	1.0%	237	0.2%	161	1.3%	1,282	0.7%
Sporting Goods, Hobby, Book, & Music Stores	48	2.9%	237	1.0%	159	2.7%	1,294	1.3%	326	2.7%	2,595	1.5%
General Merchandise Stores	18	1.1%	85	0.4%	65	1.1%	596	0.6%	175	1.4%	3,343	1.9%
Transportation & Warehousing	15	0.9%	216	0.9%	90	1.6%	1,922	2.0%	180	1.5%	4,087	2.3%
Information	35	2.1%	449	1.9%	141	2.4%	2,059	2.1%	274	2.3%	3,308	1.9%
Finance & Insurance	36	2.2%	130	0.5%	179	3.1%	1,042	1.1%	477	3.9%	3,796	2.1%
Central Bank/Credit Intermediation & Related Activities	12	0.7%	61	0.3%	74	1.3%	632	0.6%	182	1.5%	2,062	1.2%
Securities & Commodity Contracts	16	1.0%	48	0.2%	37	0.6%	130	0.1%	105	0.9%	902	0.5%
Funds, Trusts & Other Financial Vehicles	8	0.5%	20	0.1%	69	1.2%	280	0.3%	189	1.6%	831	0.5%
Real Estate, Rental & Leasing	80	4.9%	455	1.9%	300	5.2%	1,655	1.7%	709	5.8%	5,156	2.9%
Professional, Scientific & Tech Services	272	16.7%	1,687	7.0%	634	10.9%	5,014	5.1%	1,240	10.2%	9,462	5.3%
Legal Services	156	9.6%	735	3.1%	241	4.2%	1,156	1.2%	370	3.0%	2,198	1.2%
Management of Companies & Enterprises	1	0.1%	450	1.9%	5	0.1%	463	0.5%	12	0.1%	501	0.3%
Administrative, Support & Waste Management Services	43	2.6%	784	3.3%	183	3.2%	3,134	3.2%	410	3.4%	5,712	3.2%
Educational Services	47	2.9%	1,225	5.1%	222	3.8%	24,659	25.1%	389	3.2%	29,922	16.8%
Health Care & Social Assistance	97	5.9%	2,171	9.0%	434	7.5%	12,195	12.4%	1,021	8.4%	20,515	11.5%
Arts, Entertainment & Recreation	55	3.4%	706	2.9%	150	2.6%	2,337	2.4%	253	2.1%	4,086	2.3%
Accommodation & Food Services	157	9.6%	2,480	10.3%	527	9.1%	8,297	8.4%	989	8.1%	16,447	9.2%
Accommodation	24	1.5%	725	3.0%	65	1.1%	1,405	1.4%	107	0.9%	2,430	1.4%
Food Services & Drinking Places	134	8.2%	1,755	7.3%	462	8.0%	6,892	7.0%	882	7.3%	14,017	7.9%
Other Services (except Public Administration)	169	10.3%	1,448	6.0%	748	12.9%	6,970	7.1%	1,500	12.4%	13,134	7.4%
Automotive Repair & Maintenance	13	0.8%	103	0.4%	176	3.0%	906	0.9%	356	2.9%	2,205	1.2%
Public Administration	221	13.5%	9,117	38.0%	280	4.8%	10,938	11.1%	366	3.0%	16,132	9.0%
Unclassified Establishments	147	9.0%	204	0.8%	429	7.4%	554	0.6%	797	6.6%	965	0.5%
Total	1,633	100.0%	24,015	100.0%	5,790	100.0%	98,373	100.0%	12,138	100.0%	178,423	100.0%

Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.