



LA CHOLLA MEDICAL PLAZA BUILDINGS I & II

 **TRANSWESTERN**

FOR LEASE: 6130 N La Cholla Blvd, Tucson, AZ 85741

PROPERTY OVERVIEW

TOTAL SF ±67,731 SF

YEAR BUILT 2002

STORIES 2 Stories Per Building

PARKING 5.0/1,000 SF
Surface with covered reserved available

OCCUPANCY 80.3% (1/1/2025)

ZONING SP

PROPERTY HIGHLIGHTS



Tremendous visibility from North La Cholla Boulevard & less than 5 minutes to I-10



Campus adjacent to Northwest Medical Center



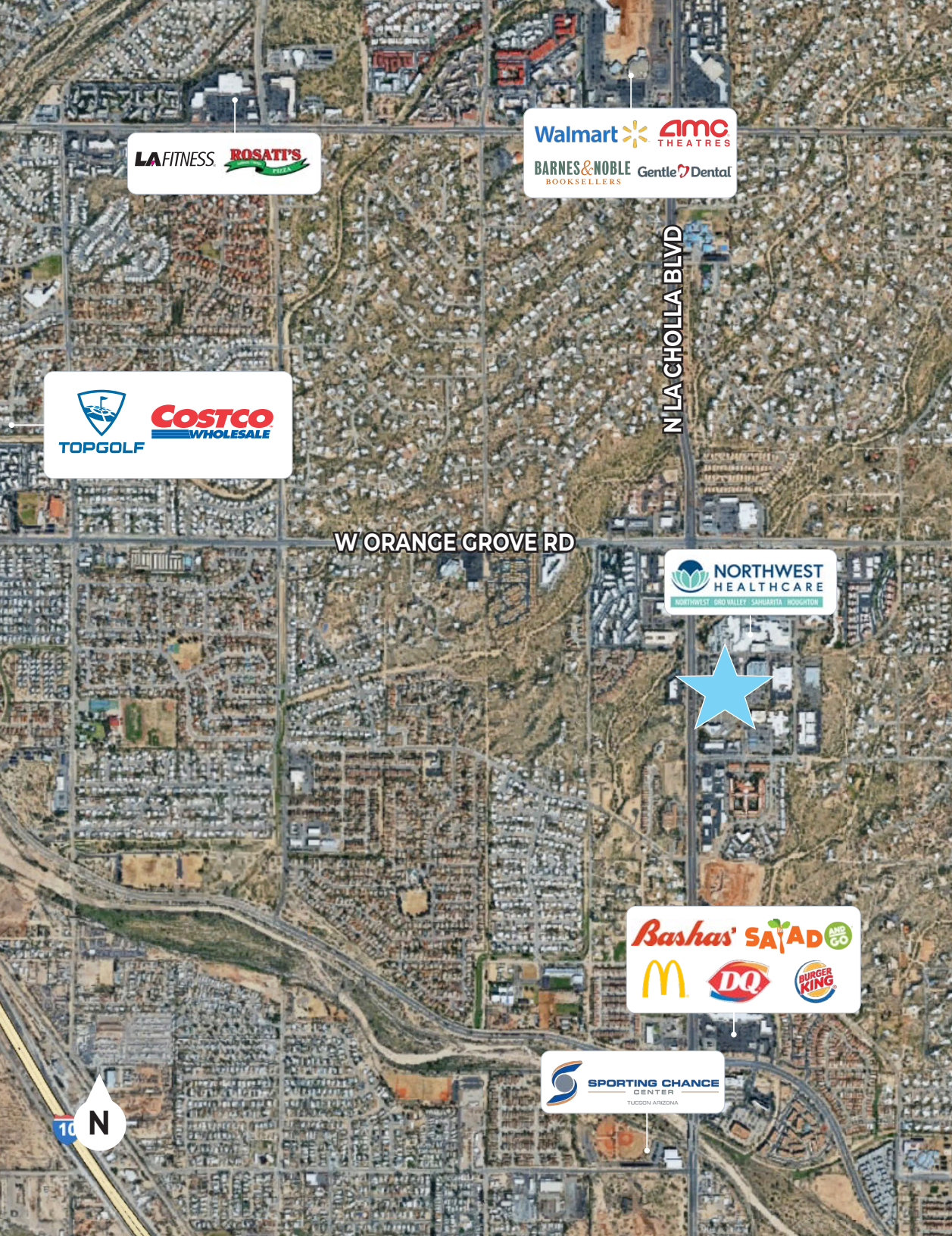
Strong tenant mix with 42.6% leased to the hospital system



Amenities such as Costco Wholesale and Topgolf nearby



TRANSWESTERN



DEMOGRAPHICS

1 MILE

2024 POPULATION	8,732
2029 POPULATION	9,057
2024 HOUSEHOLDS	3,417
ANNUAL GROWTH 2024-2029	0.9%
AVG HH INCOME	\$86,960

3 MILES

2024 POPULATION	67,918
2029 POPULATION	70,059
2024 HOUSEHOLDS	29,163
ANNUAL GROWTH 2024-2029	0.6%
AVG HH INCOME	\$79,648

5 MILES

2024 POPULATION	168,947
2029 POPULATION	175,033
2024 HOUSEHOLDS	73,457
ANNUAL GROWTH 2024-2029	0.7%
AVG HH INCOME	\$81,393

LOCATION OVERVIEW

La Cholla Medical Plaza

 **ORO VALLEY HOSPITAL**

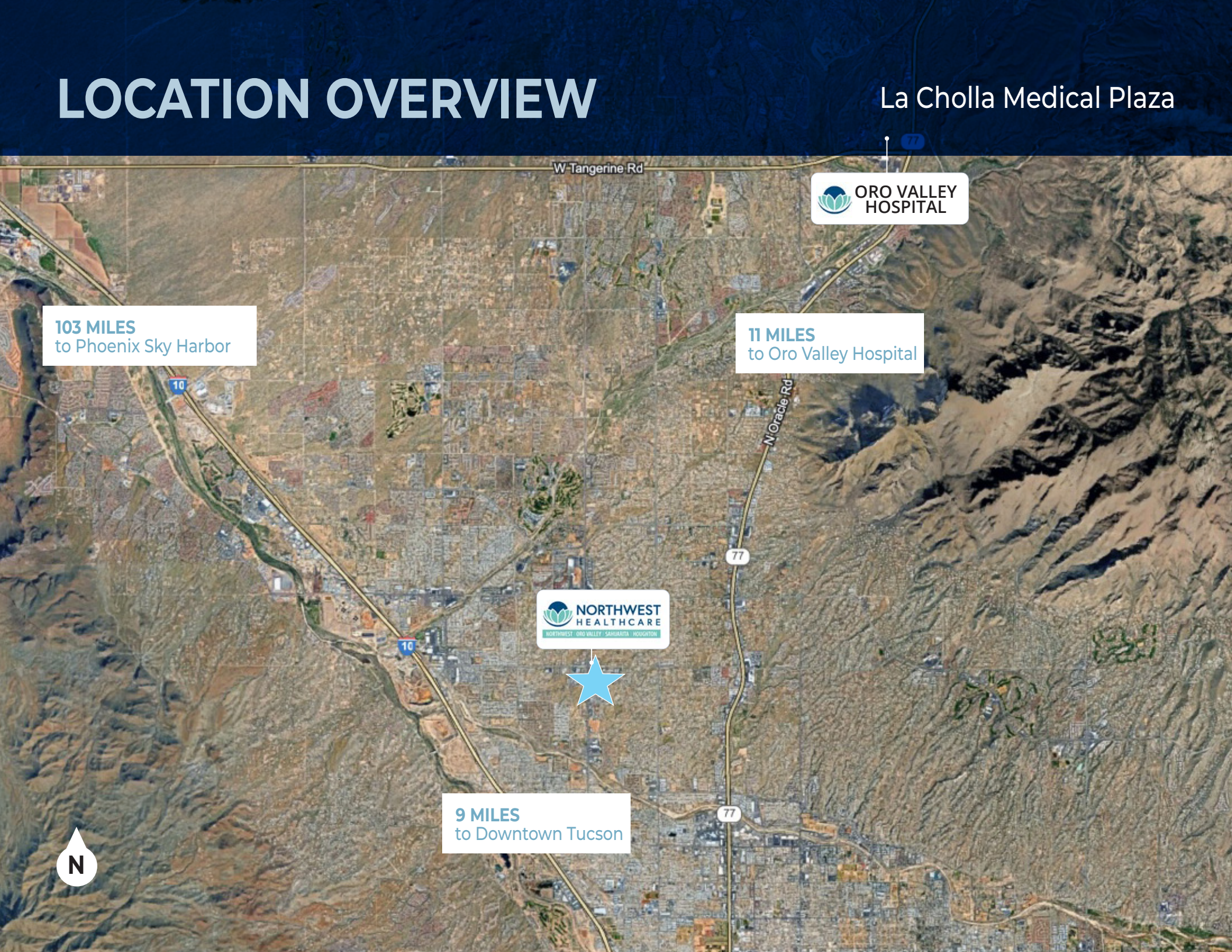
103 MILES
to Phoenix Sky Harbor

11 MILES
to Oro Valley Hospital

 **NORTHWEST HEALTHCARE**
NORTHWEST ORO VALLEY • SAHAGUNTA • HOUGHTON

9 MILES
to Downtown Tucson

N





AVAILABILITY

SUITE A-260 ±2,567 SF

SUITE A-270 ±4,040 SF

SUITE B-110 ±4,848 SF

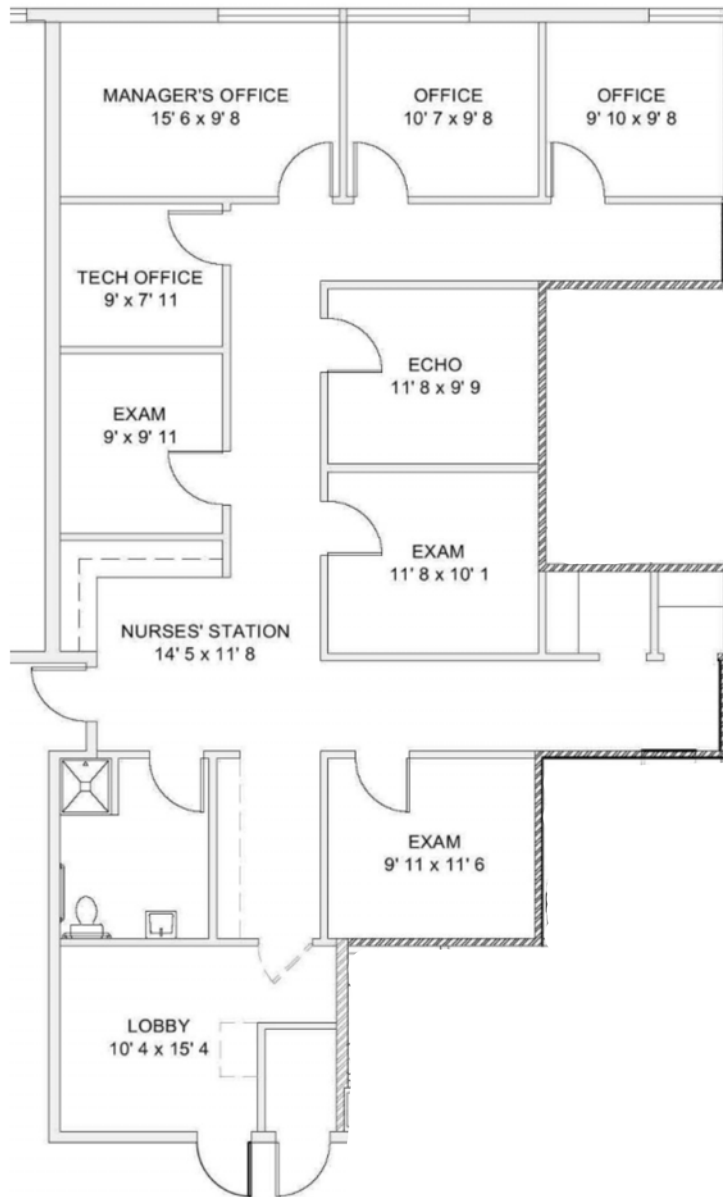
SUITE B-220 ±1,002 SF

SUITE B-225 ±1,712 SF

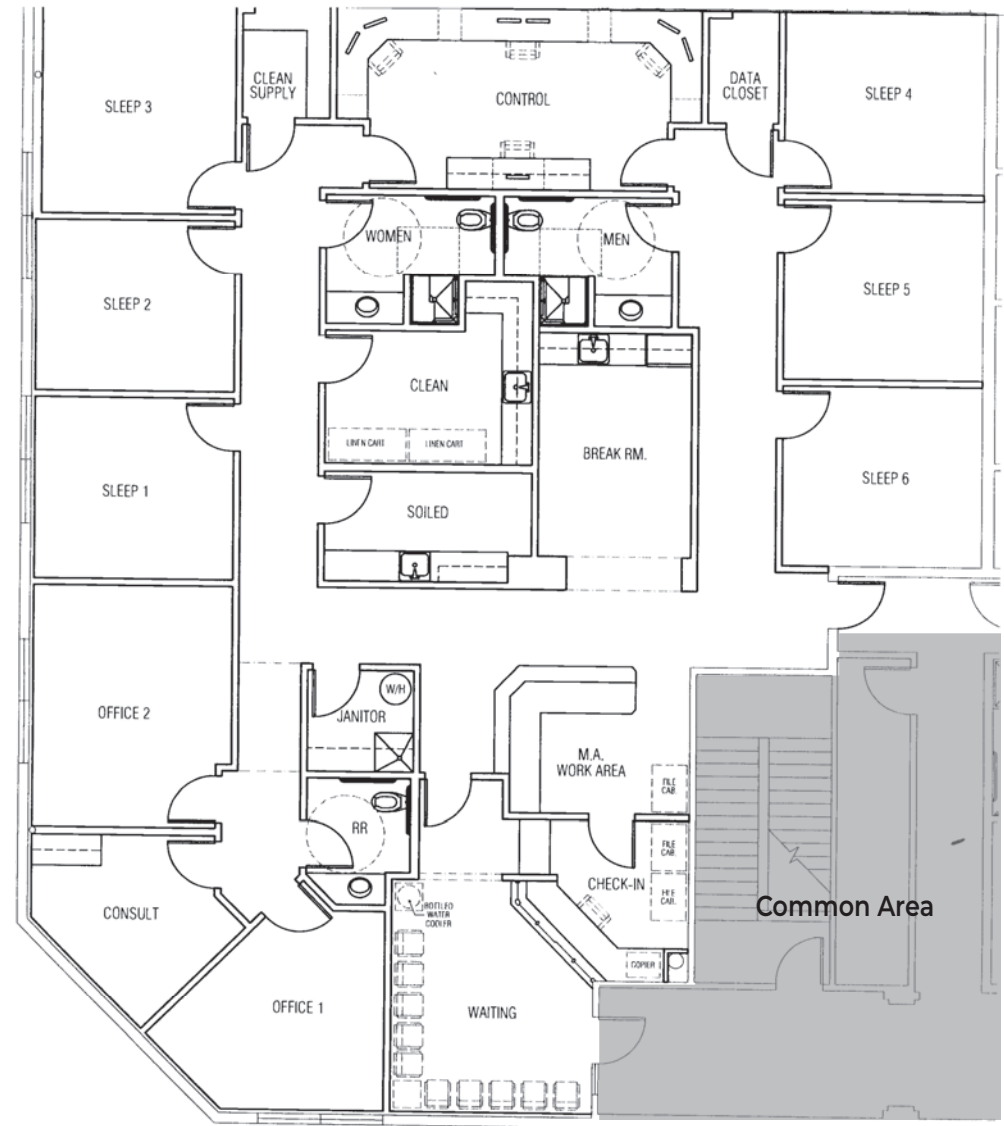
FLOOR PLANS

La Cholla Medical Plaza

A-260 | ±2,567 SF



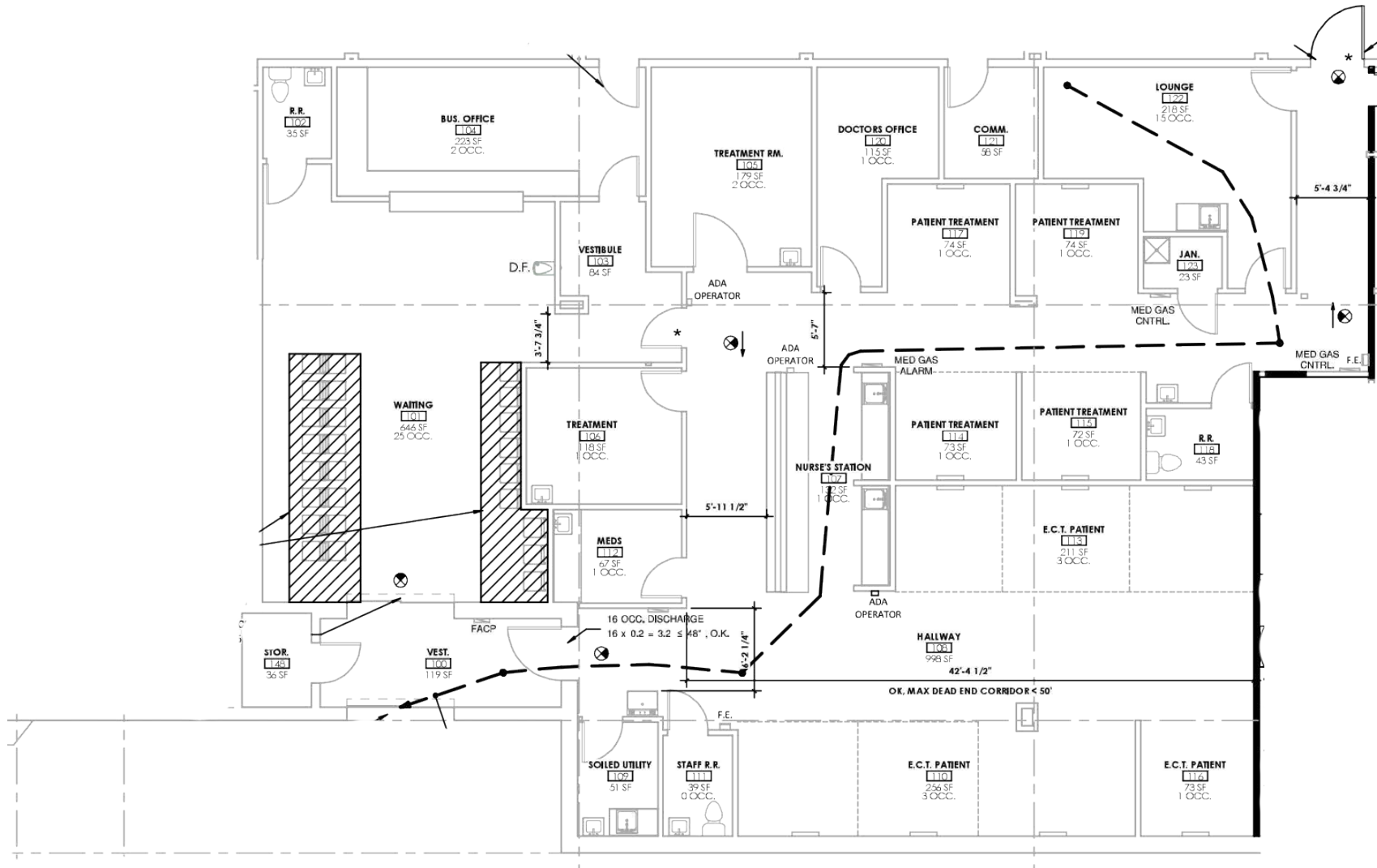
A-270 | 4,040 SF



FLOOR PLANS

La Cholla Medical Plaza

B-110 | 4,848 SF



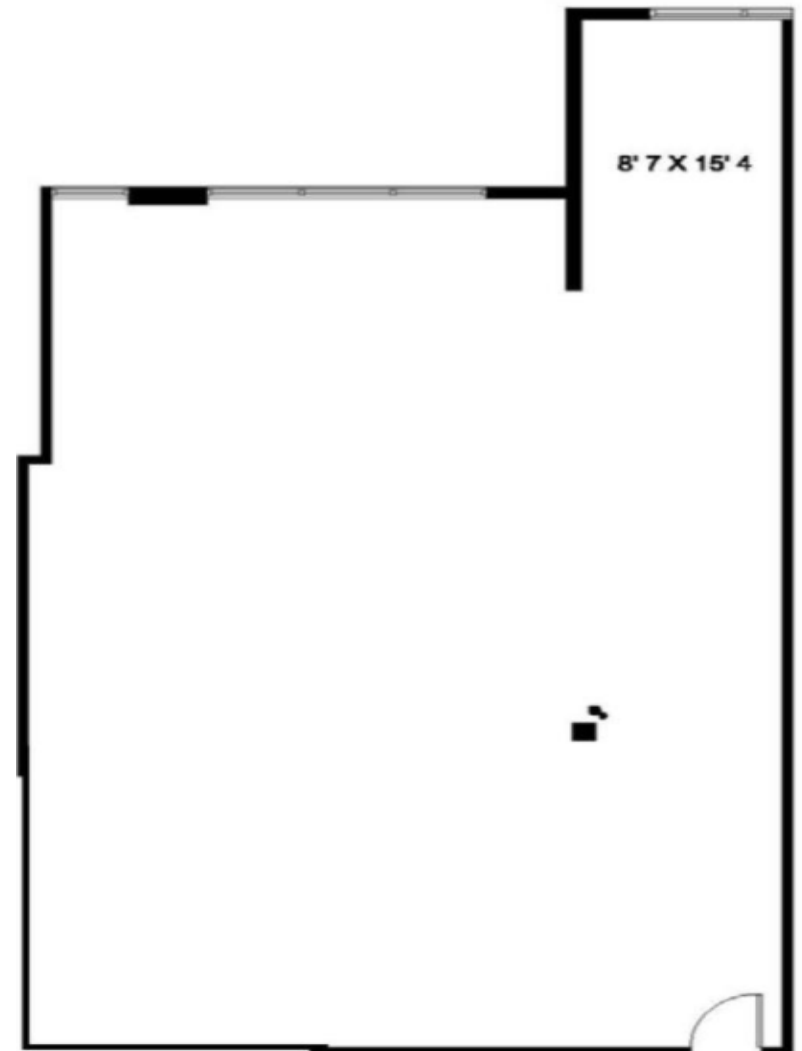
FLOOR PLANS

La Cholla Medical Plaza

B-220 | 1,002 SF
Shell

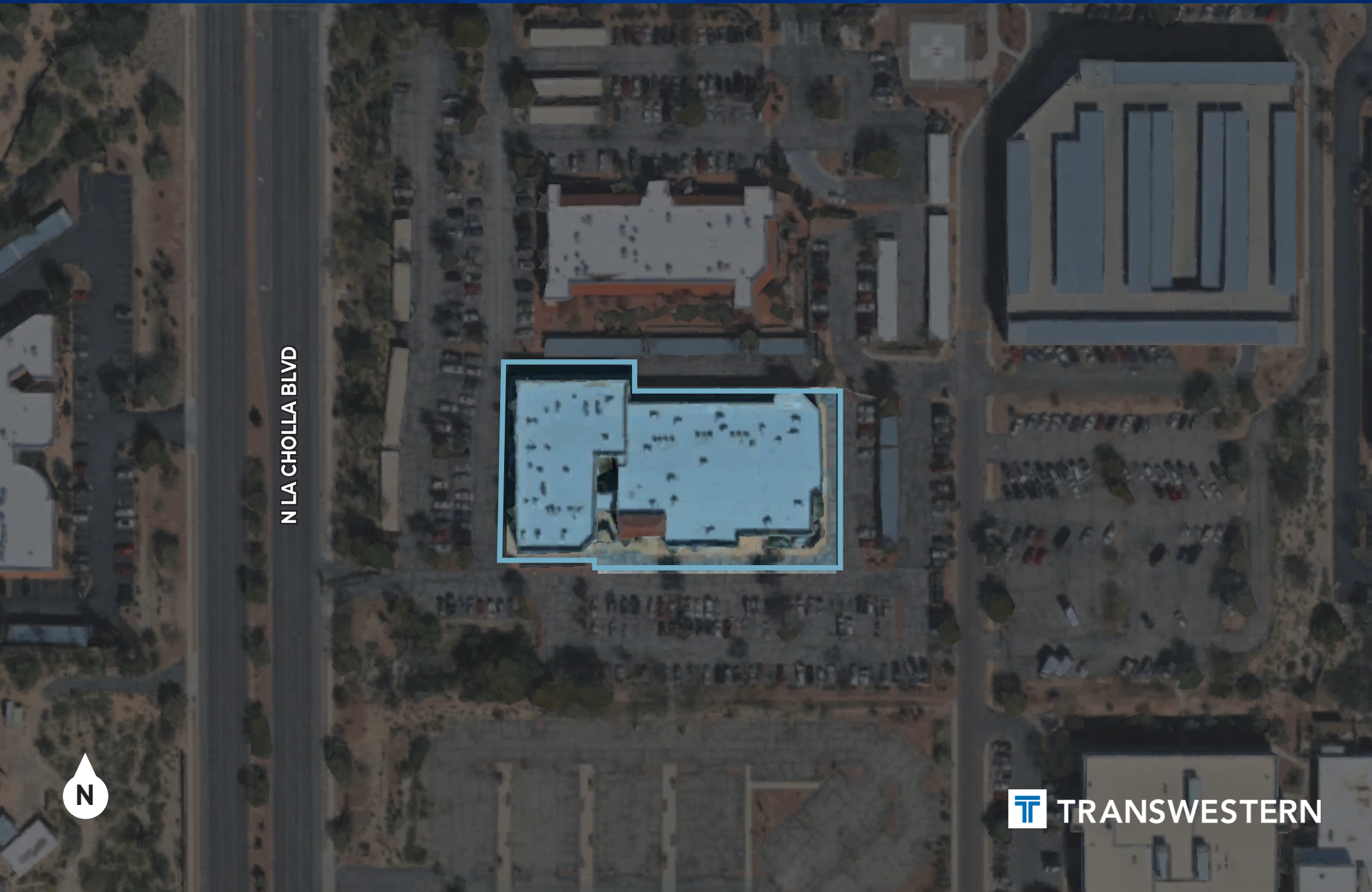


B-225 | ±1,712 SF
Shell



SITE PLAN

La Cholla Medical Plaza



N LA CHOLLA BLVD



TRANSWESTERN

TUCSON OVERVIEW



554,013

Total Population



\$58,160

Median HH Income



63,000+

Student Population



\$397,131

Average Home Value

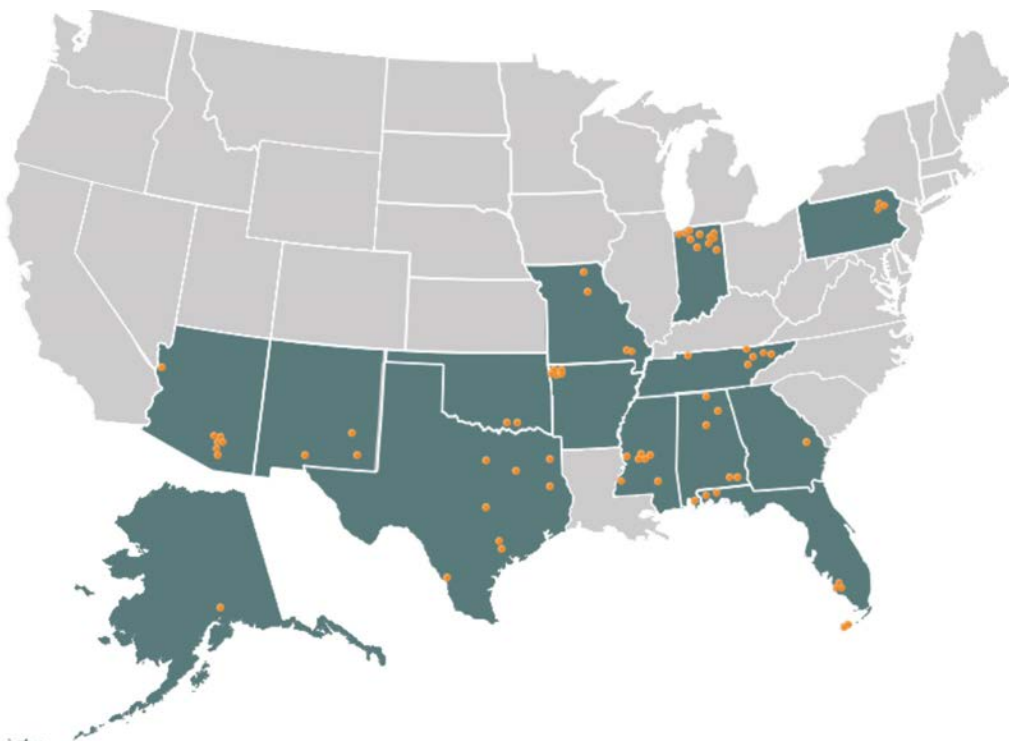
Situated approximately 116 miles south of Phoenix, Tucson ranks as Arizona's second-largest city, boasting a population exceeding half a million. Renowned for its sunny weather, breathtaking desert scenery, and vibrant cultural scene, Tucson also thrives as a center for arts and music. Its proximity to the Mexican border makes it a strategic location for cross-border trade and economic exchange.

Encircled by four majestic mountain ranges, the area offers plentiful opportunities for outdoor activities such as hiking and cycling. With more than 340 sunny days each year, Tucson has become a national leader in technological innovation, manufacturing, and solar energy production.

The city also benefits from the presence of the University of Arizona, a major research institution that drives advancements in optics, astronomy, and medical sciences. Tucson's economy is diverse, with significant contributions from the healthcare, education, government, and aerospace sectors.

*Info from US Census 2024, Oxford Economics, & ESRI

HOSPITAL SYSTEM OVERVIEW



Northwest Medical Center and Oro Valley Hospital are owned by Community Health Systems (CHS) which is one of the nation's leading healthcare providers, developing and operating healthcare delivery systems in 37 markets across 14 states.

CHS operates 71 affiliated hospitals in 14 states, with more than 10,000 beds, and offering more than 1,000 sites of care including physician practices, urgent care centers, freestanding emergency departments, occupational medicine clinics, imaging centers, cancer centers, and ambulatory surgery centers.

In 2022, affiliated hospitals provided \$1.4 billion in charity care.



LA CHOLLA MEDICAL CENTER

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