

\$1,775,000



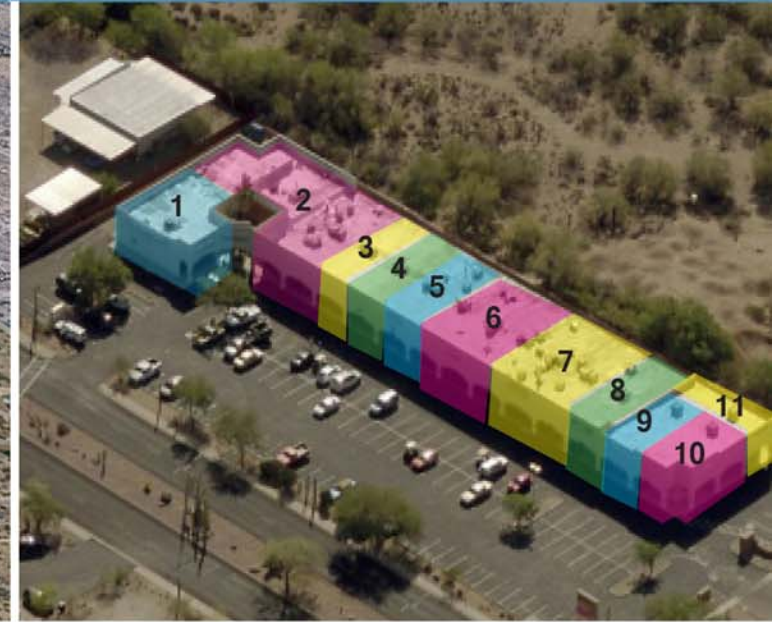
FOR SALE AND LEASE

Property Details

Property Highlights

- Captive Surrounding residential community
- Excellent existing monument signage with additional building signage
- Signalized intersection - entrance into Tucson Estates
- CB-2 zoning, Pima County
- Tremendous NOI Growth

Building Size	20,072 SF
Land Area:	79,333 SF
Number of Tenant Spaces:	11
Percentage Leased:	70.43%
2019 NOI	\$166,156
Parcel Number	212-23-762D, 212-23-762E, 212-23-762B
2019 Taxes:	\$22,009
Zoning:	CB-2, Pima County



Surrounding Area Businesses:

- Circle K
- Dollar General
- Family Dollar
- McDonalds
- Bank of the West
- Tucson Hardware

Attractions in the Area:

- Old Tucson Studios
- Arizona-Sonora Desert Museum
- Double V Boy Scout Reservation
- Tucson Mountain Park Rifle & Pistol Range

Suite	Tenant	Available SF	Rent	Rent Type
103/104	Elsie's Emporium			
105/106/107	Available	4,770	\$10.00 PSF	Modified Gross
108	Available	840	\$13.00 PSF	Modified Gross
109	Available	1,560	\$13.00 PSF	Modified Gross
110	Queen Donut			
111/112/113	La Vakita Meat Market			
113/114/115	House of Cheng			
116	Available	1200	\$13.00 PSF	Modified Gross
117	Available	800	\$14.00 PSF	Modified Gross
118	Available	800	\$14.00 PSF	Modified Gross
119	Dr. Alex Yuen			



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Investment Highlights

- **Multi-Tenant Investment** - Property is located at the SEC of Kinney Road and Western Way Circle - the entrance to Tucson Estates
- **Strategic Location** - Directly Adjacent Tucson Estates which is a well-established 1665 lot manufactured home community situated on the edge of the saguaro-studded Tucson Mountain Park, just 15 minutes from Downtown Tucson, Arizona.
- **Current NOI** - Low price per square foot investment property with excellent cash flow based on current income.
- **Tremendous NOI Growth** - With the lease-up of vacant space, the re-leasing of below market rent suites as leases expire, embedded rent increases, will all contribute to the growth of Net Operating Income.

Demographics

	1 Mile	3 Mile	5 Mile
Population			
2019 Total Population	5,205	14,342	53,460
2024 Population	5,395	14,678	55,447
Pop Growth 2019-2024	3.65%	2.34%	3.72%
Average Age:	59.00	46.30	39.10
Households			
2019 Total Housholds	2,635	5,757	19,955
HH Growth 2019-2024	3.87%	2.54%	3.81%
Median Houshold Inc:	\$45,858	\$53,086	\$50,693
Avg Household Size:	2.00	2.50	2.60
2019 Avg HH Vehicles:	1.00	2.00	2.00
Housing			
Median Home Value:	\$120,442	\$131,814	\$142,195
Median Year Built:	1979	1985	1990

Demographic Highlights

provided by CoStar

Estimated Population
14,678
* 3 mile radius

Average HH Income
\$53,086
* 3 mile radius

Average HH Size
2.50
* 3 mile radius

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Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt it's accuracy but do not guarantee it.

Exclusively Represented By: **Tucson Realty & Trust Co**
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