

FOR SALE

4890 S. Mission Road

Tucson, AZ 85746



EXCLUSIVELY OFFERED BY:

Thomas J. Nieman,
Principal, Office Properties
+1 520 546 2728 | tnieman@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115 | Tucson, AZ 85711
+1 520 748 7100 | picor.com

INVESTMENT



TENANT PROFILE



Associated Dental



Associated Dental Care of Arizona (associated-dental.com) has been a tenant in the building since 1997, offering all services and specialties, including general dentistry, orthodontics (braces and Invisalign), oral surgery, periodontics, endodontics and cosmetic dentistry (veneers, implants and more). Affiliates of American Dental Partners (amdpi.com).

Associated Dental is the only free-standing general dentistry provider in Arizona to be accredited by the Accreditation Association for Ambulatory Health Care (AAAHC). AAAHC is a national organization that measures quality of care in hospitals and dental offices. They have achieved this accreditation consistently over the past fifteen years.

EXECUTIVE SUMMARY

BUILDING SIZE	2,959 SF
ASSESSOR PARCEL NO.	119-41-285A
ZONING	CB-1, Pima County
PARKING	27 surface spaces; 9.12/1,000 SF
YEAR BUILT	1987, renovated in 1998
OCCUPANCY	100% - Lease term expires Nov. 30, 2024
TENANT	Associated Dental
LEASE TYPE	NNN

OFFERING TERMS

CURRENT NOI	\$59,292
OFFERING PRICE	\$829,000
CAP RATE	7.15%

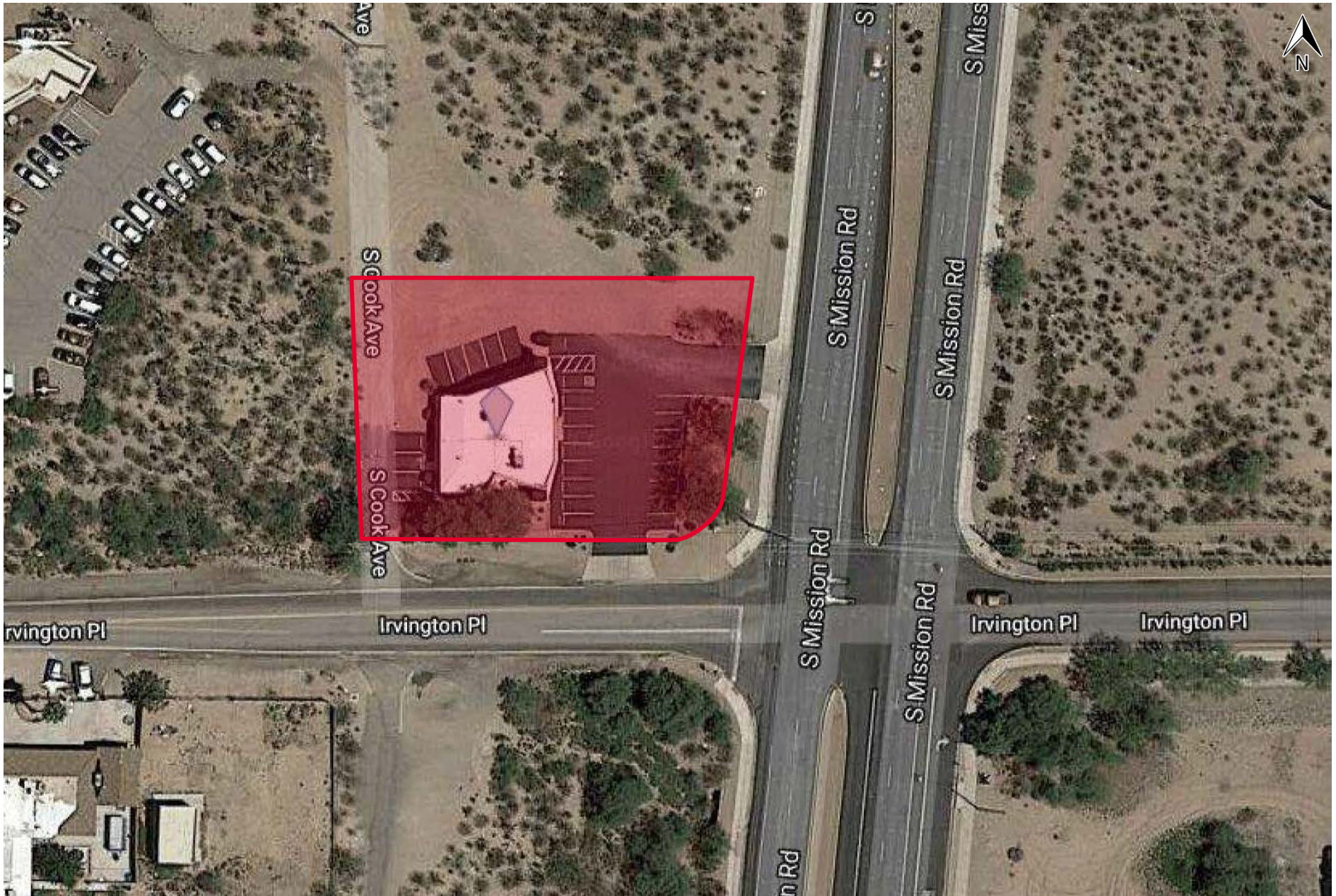
INCOME & EXPENSE SUMMARY

Total SF Per Lease	2,959 SF
Occupancy	100%
INCOME	
Schedule Base Rent	\$ 60,192
Plus Reimbursements	\$ 12,564
Gross Income	\$ 72,756
ESTIMATED OPERATING EXPENSES	
Taxes	\$ 10,255
Insurance	\$ 1,026
Management Fee (3% of Operating Income)	\$ 2,183
Total Operating Expenses	\$ 13,464
Net Operating Income	\$ 59,292
OFFERING PRICE	\$ 829,000
CAP RATE	7.15%
Price per Square Foot	\$ 280.00
Lease Comment: Current Base Rent is \$20.34/SF, which increases on each anniversary date (December 1) by 3%	

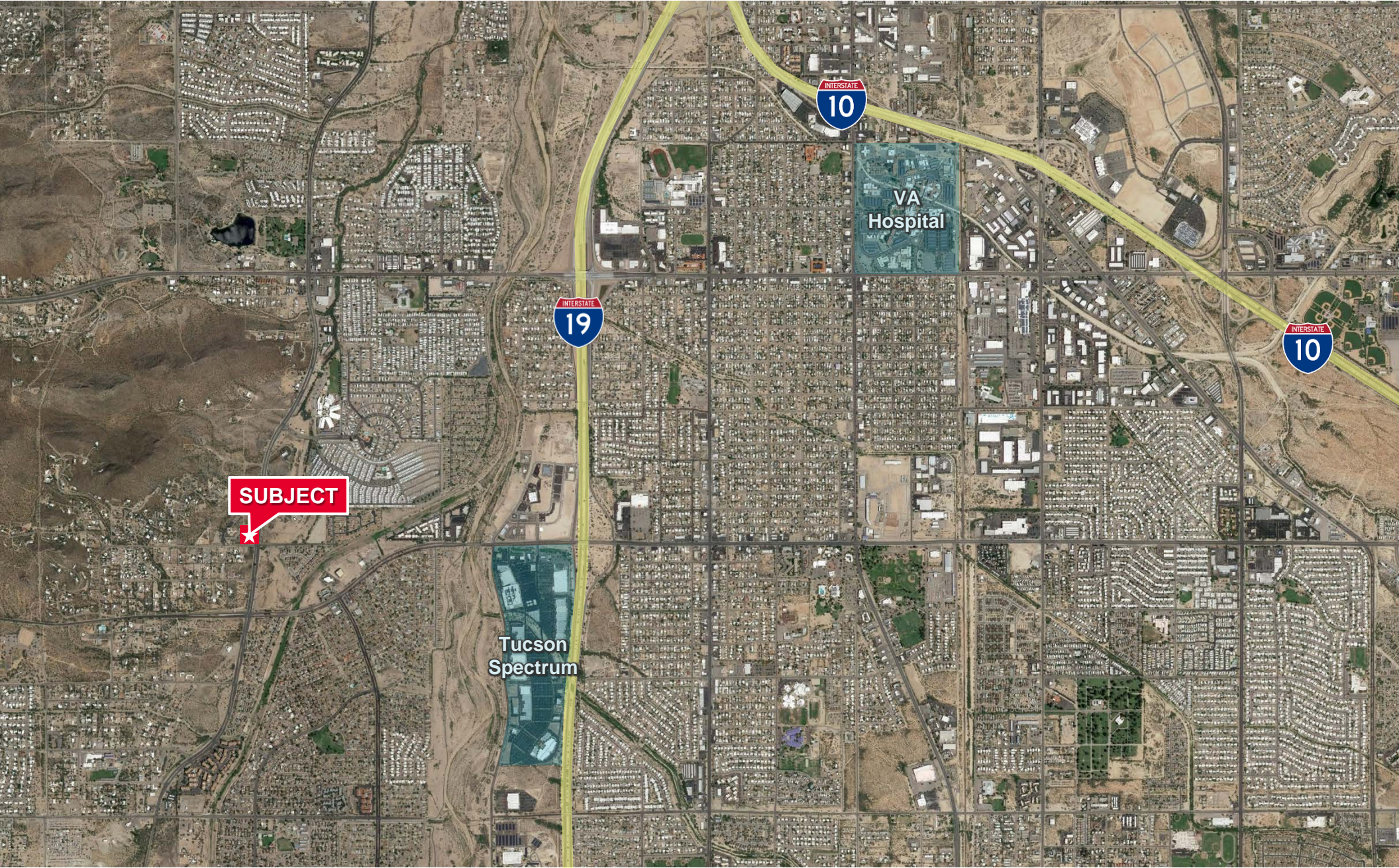
PROPERTY PHOTOS



SITE PLAN



LOCATION AERIAL



LOCATION MAP

