

2 Tenant Retail Investment Sale

Speedway Swan Plaza

4622 - 4628 E. Speedway Blvd., Tucson, AZ

PRICE REDUCED



Sale Information

Offering Summary

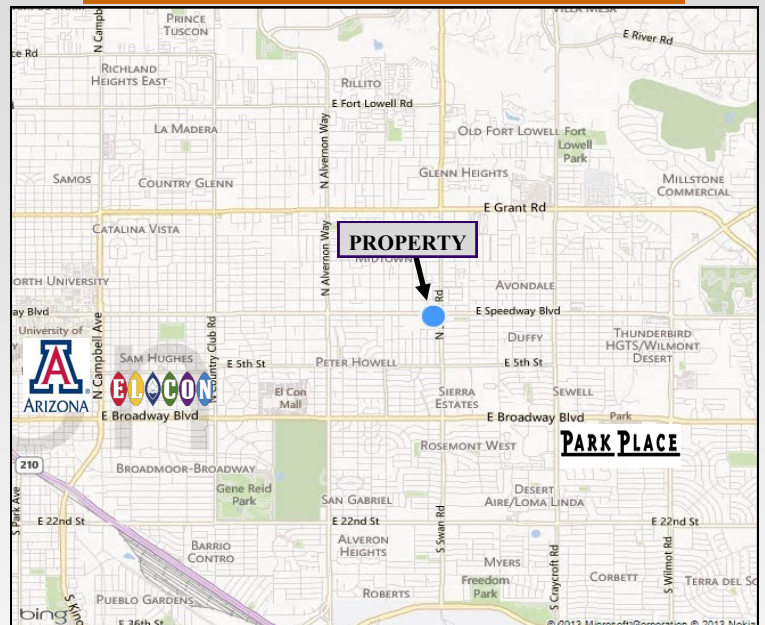
Sale Price:	\$1,195,000 \$1,295,000
Building Size:	Approx. 10,420 SF
Land Size:	30,933 SF*
Price Per SF:	\$114.68
NOI:	\$88,645
Cap Rate:	7.4%
Occupancy:	100%
Parcel #:	126-02-006A*
Zoning:	C-2*

Comments

- 2 Tenant Investment Property
- Long term leases, 5-8 years
- Completely renovated 2013
- Exceptional visibility and signage on Speedway Blvd.
- Covered parking
- Approx. 44,000 VPD
- Approx. 180' of frontage on Speedway with 3 curb cuts.

*Per Pima County Assessors

Location Map



Exclusively Represented by:

Robert Nolan
(c) 520-465-5946

Oxford
REALTY ADVISORS

6262 N. Swan Road, Suite 175
Tucson, AZ 85718
Phone (520) 232-0200
Fax (520) 232-0300
www.oxfordrealtyadvisors.com

Aerial Map



Site Plan



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The information contained herein has been given to us by the owner of the property or obtained from sources we deem reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Property Overview

- This 2-Tenant Investment property, newly renovated in 2013 roof, fascia & electric, is located West of the SW corner of E. Speedway Blvd. and N. Swan Road in Tucson, AZ. Swan Road is one of Tucson's major North/South thoroughfares beginning at the Catalina Mountains to the north and ending at Davis Monthan Air Force Base to the south.
- This Property has over 180 feet of frontage on Speedway Blvd. with 3 curb cuts. Located within the City of Tucson, zoned C-2 allowing broader uses than standard retail. This is a great opportunity for an investor looking for a low price per square foot investment property with excellent cash flow.
- Tucson is the county seat of Pima County, Arizona, and home to the University of Arizona. Established in 1885, the University of Arizona, the state's land-grant university with two medical schools, produces graduates who are real-world ready through its 100% Engagement initiative. Recognized as a global leader, the UA is also a leader in research, bringing more than \$622 million in research investment each year, and ranking 22nd among all public universities. It benefits the state with an estimated economic impact of \$8.3 billion annually. As of 2017, the university enrolls 44,831 students and approximately 3,534 academic staff in 19 separate colleges/schools. The 2015 estimated population of the entire Tucson metropolitan statistical area is 980,263. Behind Phoenix, it is the second most populated city in Arizona. Money Magazine has named Tucson one of the top five cities for millennials.
- Tucson is also the home of Davis-Monthan Air Force Base. Davis-Monthan Air Force Base is a United States Air Force base located within the city limits approximately 5 miles South-Southeast of downtown Tucson, Arizona. The population of Davis-Monthan consists of approximately 6,000 Airmen and 1,700 civilian personnel.



DEMOGRAPHICS SUMMARY

	<u>1 Mile</u>	<u>2 Miles</u>	<u>5 Miles</u>
*Total Population:	16,987	58,683	279,192
*AVG Household Income:	\$45,364	\$50,774	\$51,908
*Costar 2017 - Estimated			

TRAFFIC COUNT

E. Speedway Blvd.	46,000 VPD
N. Swan Road	32,000 VPD

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