

# THORNYDALE VILLAGE

NEC THORNYDALE & OVERTON, TUCSON, AZ



For Sale | Retail Shopping Center | Value-Add Opportunity

WE ARE  
THE CENTER  
OF RETAIL



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## YEAR BUILT

2008

## PARCEL NO.

225-02-008E

## ZONING

CB-1, Pima County

## TOTAL SF

Bldg. 1: 18,889 SF

Bldg. 2: 11,414 SF

Bldg. 3: 13,226 SF

**Total 43,569 SF**

## SALE PRICE

\$3,050,000 (\$70.00/ SF)

## COMMENTS

- First class construction, below replacement cost
- Huge value-add through lease-up (87% vacant)
- Delivery Condition: Gray shell with slab, no HVAC
- On major north/south arterial
- Mountain View High School (±2,000 students) is a 1/4 mile away
- Across from Crooked Tree golf course
- Persian Room restaurant (5,500 SF), will lease-back
- For leasing inquiries contact agent

## PROPERTY TAXES

\$49,141.97 (2019)



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



HOUSEHOLDS

1 Mile	6,095	\$82,997	2,486
3 Miles	53,457	\$84,688	22,097
5 Miles	121,333	\$86,999	50,756

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10/10/2019





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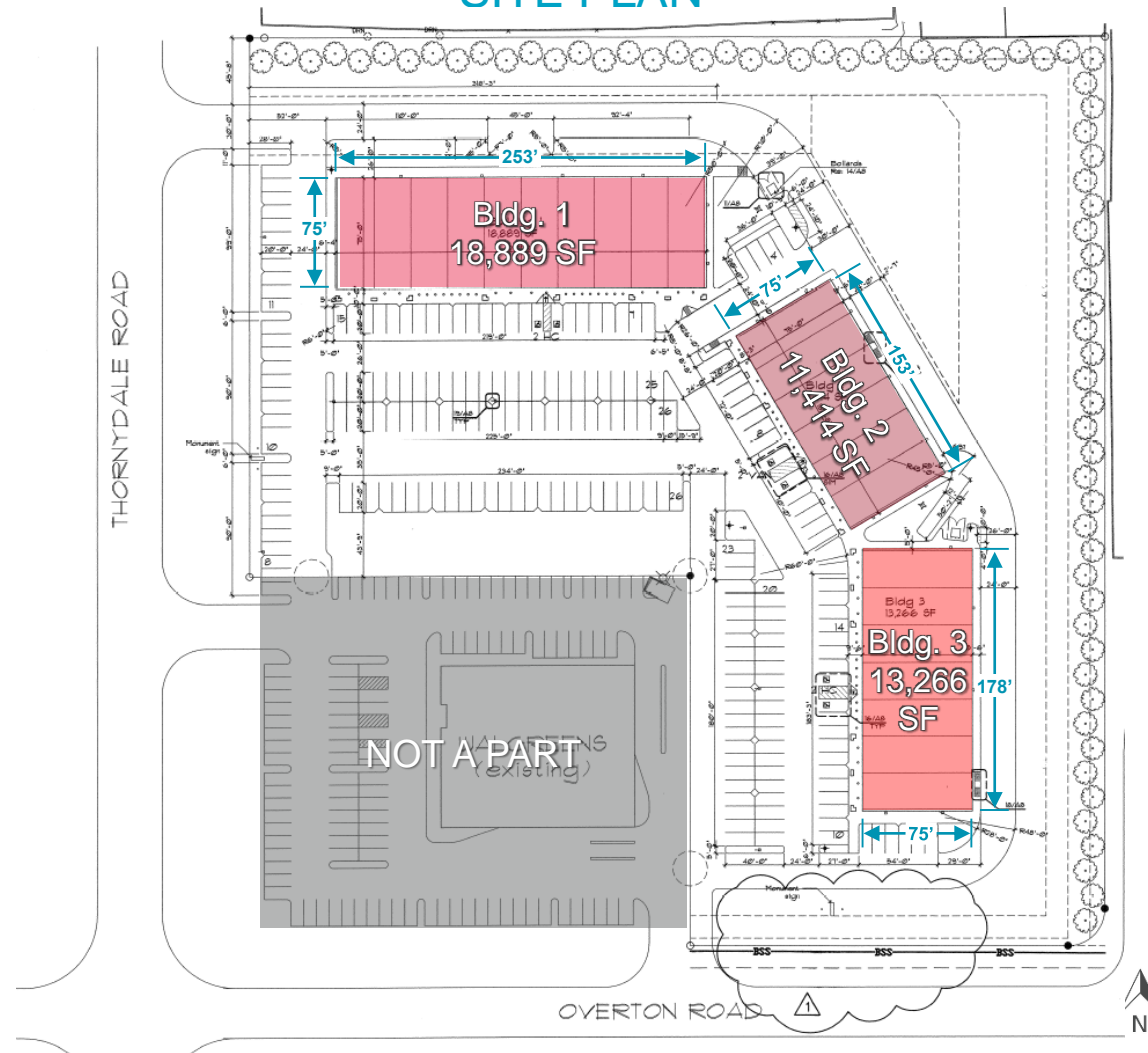


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## SITE PLAN



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