

**FOR SALE – SINGLE TENANT NET LEASED INVESTMENT OPPORTUNITY**  
**AMR Rural/Metro Ambulance Tucson Headquarters Facility**  
3759 N Commerce Drive, Tucson, Arizona 85705



**21,000 SF Office and Maintenance Facility on 4.8 Acres**  
**Sale Price: \$7,200,000 | Cap Rate: 5.48%**

**Investment Highlights**

- Tenant has occupied since 2004, and signed a long-term 10-year lease renewal effective January 2020 (8+ years of lease term remaining)
- Corporate lease guarantor is AMR HOLDCO, Inc. (holding company for the ground ambulatory division of Global Medical Response)
- High-quality / high-image facility with additional tenant expansion land, located within the North Tucson Business Center
- Directly adjacent to Interstate 10, in a key strategic location for this tenant's operations



**Paul Hooker, PICOR**  
**Principal, Industrial Properties**  
+1 520 546 2704  
[phooker@picor.com](mailto:phooker@picor.com)

**Michael Sharapata, JLL**  
**Managing Director**  
+1 925 457 6966  
[michael.sharapata@am.jll.com](mailto:michael.sharapata@am.jll.com)



**PICOR Commercial Real Estate Services**  
5151 E. Broadway Blvd, Suite 115  
Tucson, Arizona 85711  
phone: +1 520 748 7100  
[picor.com](http://picor.com)



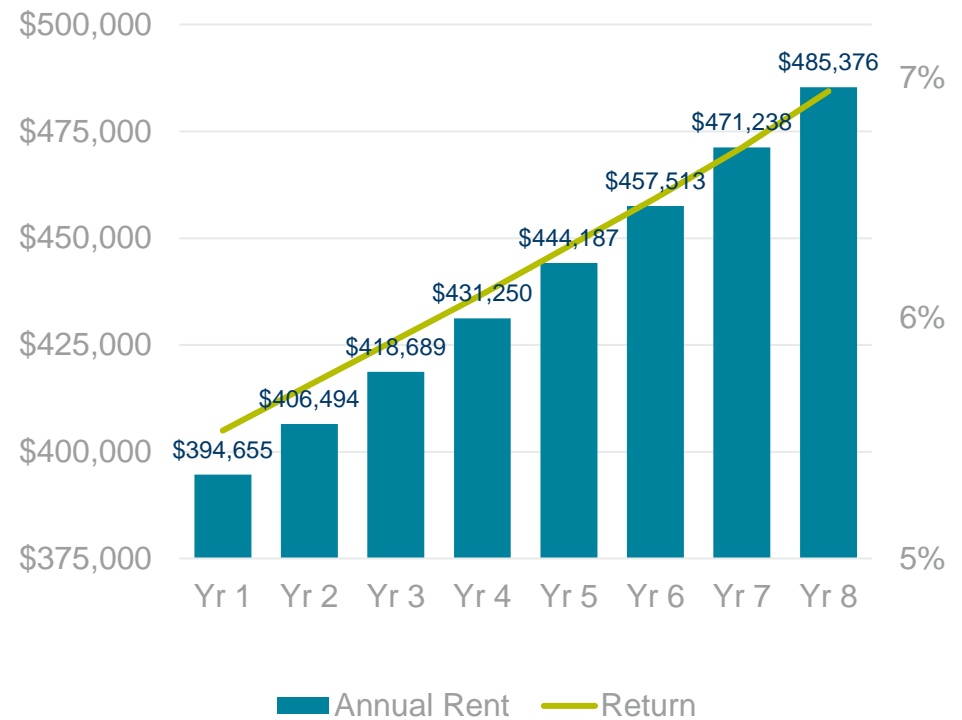
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Lease Summary

Property Details

Tenant	Southwest Ambulance of Tucson, Inc. (Guarantor AMR HOLDCO, Inc.)
Occupancy	100% (single tenant)
Lease Type	Triple Net (NNN)
Year of Initial Occupancy	2004
Lease Commencement	10-year current term – commenced 1/1/2020
Lease Expiration	12/31/2029 (8+ years remaining)
Net Operating Income	\$32,887.90 per month NNN*
Rent Increases	3% annual throughout entire lease term
Renewal Options	Two (2) five-year options, at then-prevailing Full Market Value

\*effective 1/1/2022



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## Specifications

### Property Details

<b>Building SF</b>	±21,000 SF
<b>Site Area</b>	±208,973 SF (4.8 Acres) – 10% site coverage
<b>Construction</b>	Concrete tilt
<b>Year Built</b>	2004
<b>Office Buildout</b>	Est. 50%
<b>Zoning</b>	I-1, Light Industrial, City of Tucson
<b>Fire Sprinklers</b>	Yes
<b>Loading</b>	Four (4) 12'x12' grade doors One (1) 12'x14' grade door
<b>Natural Gas</b>	Available
<b>Power</b>	Est. 800 Amps 277/480V, 3-phase
<b>Special Features</b>	<ul style="list-style-type: none"> <li>Existing telecom improvements for a 9-1-1 emergency call center, including backup power generator system</li> <li>Paved and secured yard area</li> <li>Motorized entrance gate</li> <li>Tenant is in the process of adding a covered parking canopy with solar power panels</li> </ul>



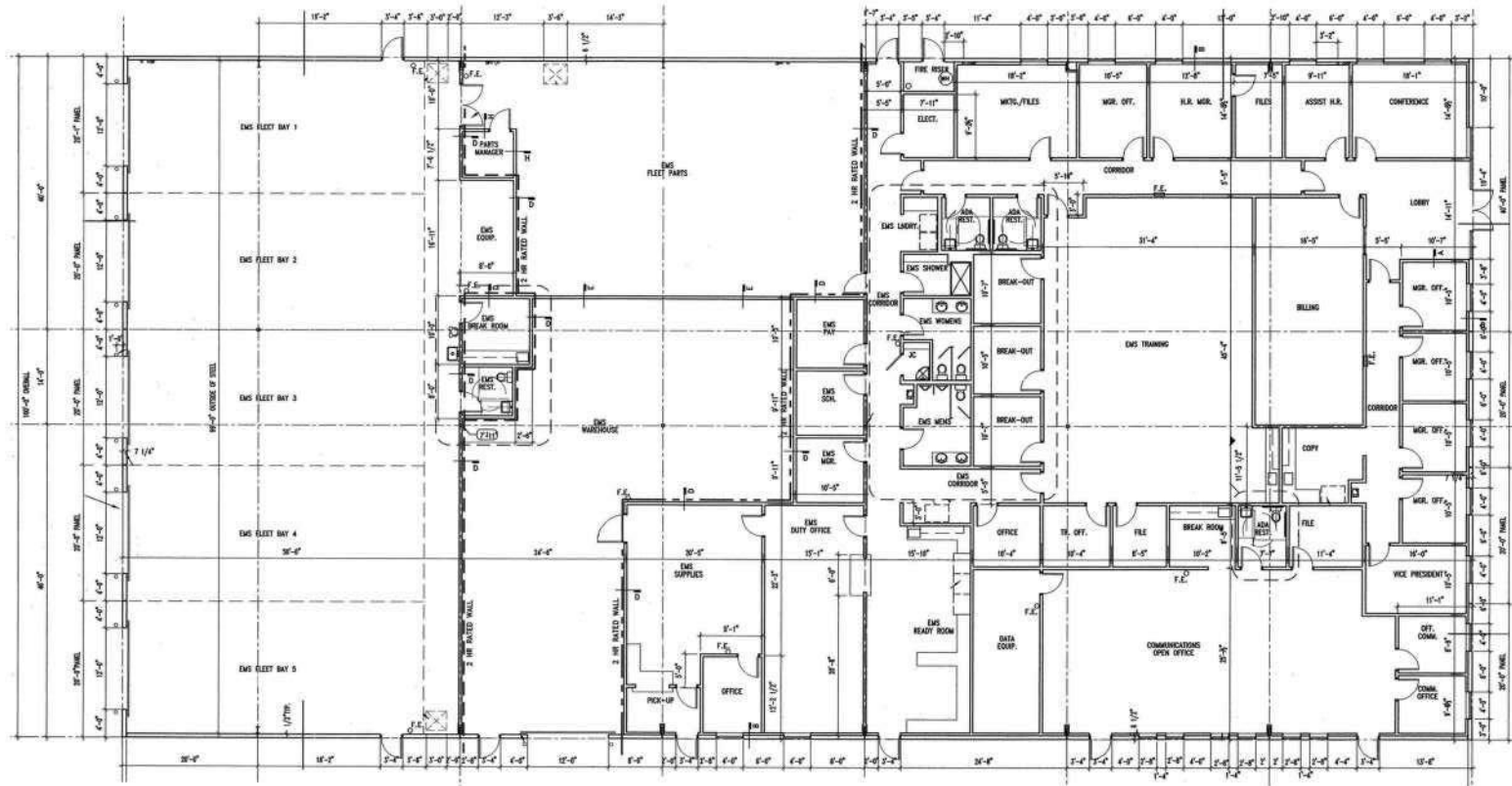
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Floor Plan



1 FLOOR PLAN  
 1/8"=1'-0"

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 Managing Director  
 +1 925 457 6966  
[michael.sharapata@am.jll.com](mailto:michael.sharapata@am.jll.com)



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# FOR SALE – SINGLE TENANT NET LEASED INVESTMENT OPPORTUNITY

## AMR Rural/Metro Ambulance Tucson Headquarters Facility

3759 N Commerce Drive, Tucson, Arizona 85705

### Tenant Overview

**Tenant:** Southwest Ambulance of Tucson, Inc., an Arizona corporation  
**Guarantor:** AMR HOLDCO, Inc., a Delaware corporation

Southwest Ambulance was founded in 1982 and was the first private ambulance service in Arizona to contract with a municipality as their sole provider of 9-1-1 services. In 1997, Southwest Ambulance merged with Rural/Metro Corporation and became the second largest private ambulance service in the United States, serving more than 400 communities (including 40 in Arizona). In 2015, Rural/Metro merged with American Medical Response (AMR), which is one of the largest nationwide providers of ground ambulance service in the United States (See service map below noting that air ambulance service is provided to all 50 states). Full information on AMR can be found at [www.amr.net](http://www.amr.net).

GMR ([www.globalmedicalresponse.com/home](http://www.globalmedicalresponse.com/home)), a privately held company (KKR), is an industry-leading air, ground, specialty and residential fire services and managed medical transportation organization. With more than 35,000 employees, they are known for providing compassionate, quality medical care—primarily in the areas of emergency and patient relocation services—in the United States, the District of Columbia, and around the world. Care is delivered through multiple operating brands under Air Medical Group Holdings and American Medical Response.

AMR HOLDCO, INC. is the holding company for GMR's ground ambulatory division. With annual revenue in the billions, AMR HOLDCO's financials provide a strong guarantee over Southwest Ambulance of Tucson's lease obligations.

The 3759 N Commerce Drive facility was specifically built for Rural/Metro in 2004 and continues to be an important facility for their operation (noting the recent 10-year lease renewal). The facility operates under a Certificate of Necessity (CON) with Pima County on 5-year terms. They are presently one year into the current 5-year term, and there's no indication from the local management team that agreement will change any time soon. Over 200+ employees operate out of this facility, along with over 100 pieces of equipment (including ambulances, fire, trailers, and other emergency equipment). NCTI also operates its EMT / Paramedic training out of the facility, which includes approximately 24 students in its current class. <https://ncti.edu/paramedic-training-by-state/>

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### Corporate Organization Chart



Global Medical Response, Inc. (GMR)



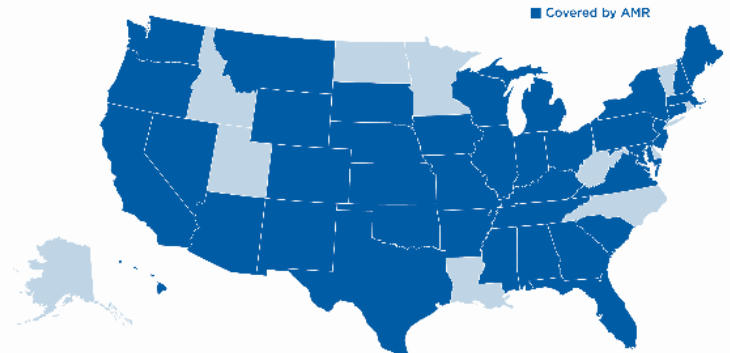
AMR HOLDCO, Inc.



American Medical Response, Inc. (AMR)



Southwest Ambulance of Tucson, Inc.





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Aerial



1. Interstate 10 / Prince Road Interchange – .5 miles
2. University of Arizona – 4.5 miles
3. Downtown Tucson – 4.2 miles
4. Nogales, Sonora, Mexico – 73 miles

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Aerial

1. Interstate 10 – 900 feet
2. Catalina Foothills – 2.8 miles



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Aerial



1. Phoenix / Chandler (AZ Metro Area) – 92 miles
2. New Interstate 10 Ruthrauff Road Interchange – 1.3 miles

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1.046M

TUCSON MSA  
POPULATION



425,200

TOTAL HOUSEHOLDS



25%

EDUCATION-  
SOME COLLEGE



0.9%

POPULATION  
GROWTH RATE



\$57,600

MEDIAN HOUSEHOLD  
INCOME



6.5%

UNEMPLOYMENT  
RATE

Source: BLS, BOC, Moody's Analytics 10/01/21

## LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,000
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 9,100
4. WALMART STORES 7,450

hr.arizona.edu, Tucson.com, BLS, cbp.gov

## RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECHNOLOGY
3. HEXAGON MINING
4. RAYTHEON MISSILE SYSTEMS
5. TUSIMPLE

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36,503

UNIVERSITY OF ARIZONA  
TOTAL ENROLLMENT, 2020

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- #46 MOST INNOVATIVE SCHOOLS
- #23 NURSING
- #52 UNDERGRAD ENGINEERING PROGRAMS
- #62 COLLEGES FOR VETERANS
- #64 BEST BUSINESS SCHOOLS

UNIVERSITY OF ARIZONA TOP PROGRAMS  
*U.S. News & World Report*