

**CLASS A OFFICE**



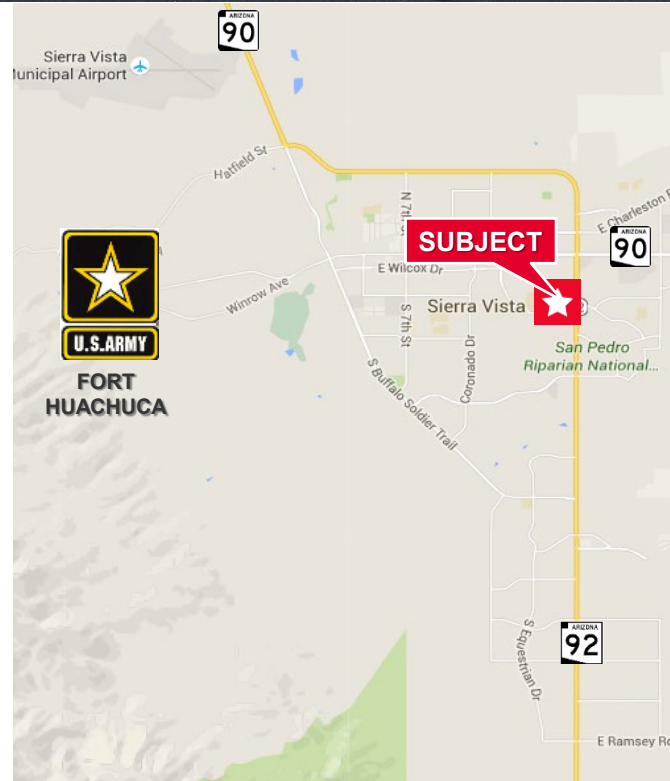
**± 24,000 SF Class A Single-Tenant Office**  
**Sale Price: \$3,200,000.00 (P.S.F. \$133.33)**  
**Lease Rate: \$15.00/SF/Year, NNN**

**Property Highlights**

- Frontage on busy Highway 92
- Surrounded by major retail

**Property Details**

|                |   |
|----------------|---|
| Available      | 24,000 SF                                     |
| Lot Size       | 1.75 Acres                                    |
| Tax Parcel No. | 105-05-611C                                   |
| Zoning         | GC, General Commercial (City of Sierra Vista) |
| Property Taxes | \$67,727.44 (2021)                            |
| Power          | 1,000 Amps, 277 / 480 V, 3-Phase              |
| Construction   | Masonry                                       |
| Year Built     | 2002  |
| HVAC           | 100%  |
| Parking        | 96 spaces                                     |



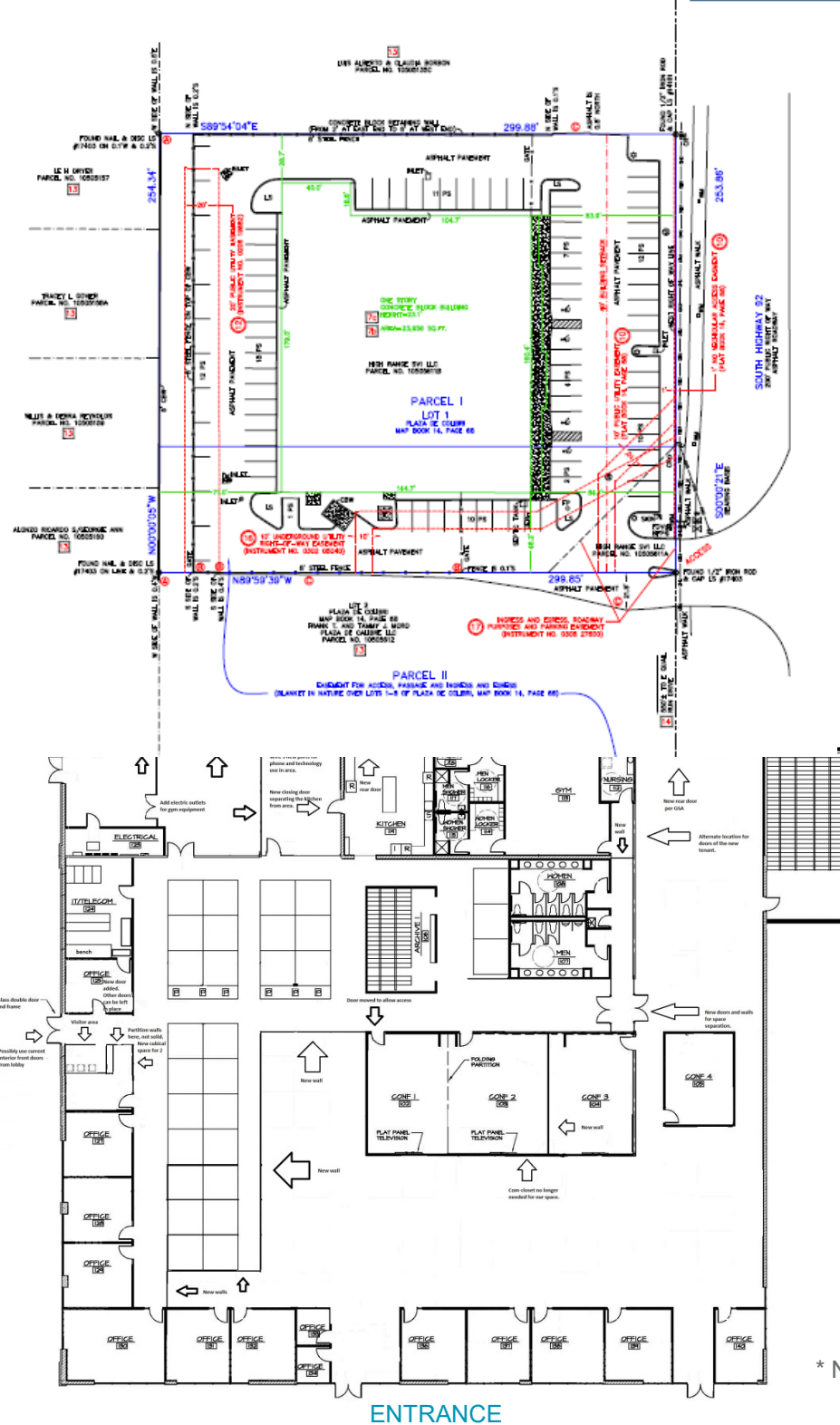
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Property Survey & Floor Plan

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\* Not to scale



**ENTRANCE**

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8/29/2022



Demographics & Property Photos

NEIGHBORHOOD DEMOGRAPHICS



|         | POPULATION | AVERAGE HOUSEHOLD INCOME | DAYTIME POPULATION | TOTAL HOUSEHOLD EXPENDITURE |
|---------|------------|--------------------------|--------------------|-----------------------------|
| 1 Mile  | 7,609      | \$60,206                 | 6,143              | \$175.6 M                   |
| 3 Miles | 38,218     | \$68,896                 | 31,011             | \$956.97 M                  |
| 5 Miles | 48,087     | \$71,963                 | 39,096             | \$1.18 B                    |



**Aerial Map & Property Photo**

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For more information, please contact:

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## Sales Process Overview

### THE OFFERING PROCESS

An online auction event will be conducted on ReallINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>).

### DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by ReallINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

### BUYER QUALIFICATION

Prospective bidders will be required to register with ReallINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions.

In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable.

Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of ReallINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://rimarketplace.com/faq>).

### AUCTION DATE

The Auction end date is set for **September 29<sup>th</sup>**.

### RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://rimarketplace.com/faq>).

### CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the ReallINSIGHT Marketplace website.

### CONTACT INFORMATION

#### DATES

**Auction Start Date – September 27**

**Auction End Date – September 29**

**Tour Dates - Immediately**