

OFFERING MEMORANDUM

5961 & 5971 N. ORACLE ROAD



WE ARE
THE CENTER
OF RETAIL

Two Tenant Retail Property for Sale | Tucson, Arizona 85705



For more information, please contact:

Greg Furrier / Principal, Retail Properties / gfurrier@picor.com / +1 520 546 2735

PICOR Commercial Real Estate Services

5151 E. Broadway Blvd, Suite 115

Tucson, Arizona 85711

phone: +1 520 748 7100

picor.com

Investment Highlights

- Net Operating Income \$67,177
- Both tenants recently extended their leases showing their commitment to the property
- Tenant occupancy is 100% with replaceable rents
- Located along major retail corridor, at signalized intersection
- Quality construction, flexible design elements
- Stable cash flow
- Leslie's Pool has been a tenant since 1989



PROPERTY INFORMATION



Location

5961 & 5971 N. Oracle Road
Tucson, Arizona 85704

Building Size

5,709 SF Multi-Tenant building

Parcel

29,674 SF of land. Pima County
Tax Assessor's parcel number
102-21-006A

Access

Ingress and egress to the property
is exceptional with primary entry
point from Oracle Road.

Condition

This is a well maintained and in
excellent overall condition.

Zoning

The property is zoned CB-1, (Local
Business Zone)

Parking





24 surface spaces

Age

The building was built 1978



NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 DAYTIME POPULATION	 TOTAL RETAIL EXPENDITURE
1 Mile	5,873	\$80,742	2,750	\$87.7 M
3 Miles	73,250	\$81,288	42,350	\$946.96 M
5 Miles	180,076	\$77,066	92,137	\$2.22 B

RENT ROLL

Suite	Tenant	Total Occupied	Size (SF)	Lease Term Expiration	Options	Monthly Base Rent	Annual Base Rent	Rent Increases	Next Rent Increase
5971 N. Oracle Rd	Leslie Pools	63.15%	3,608 SF	4/13/2022	(3) - 5 years	\$4,950.00	\$59,400	None	-
5961 N. Oracle Rd	OM Yoga	36.85%	2,101 SF	9/30/2025	(1) - 5 years	\$2,822.33	\$33,868	None	Option Term 4%
Total		100%	5,709			\$7,772.33	\$93,267		

Property Operating

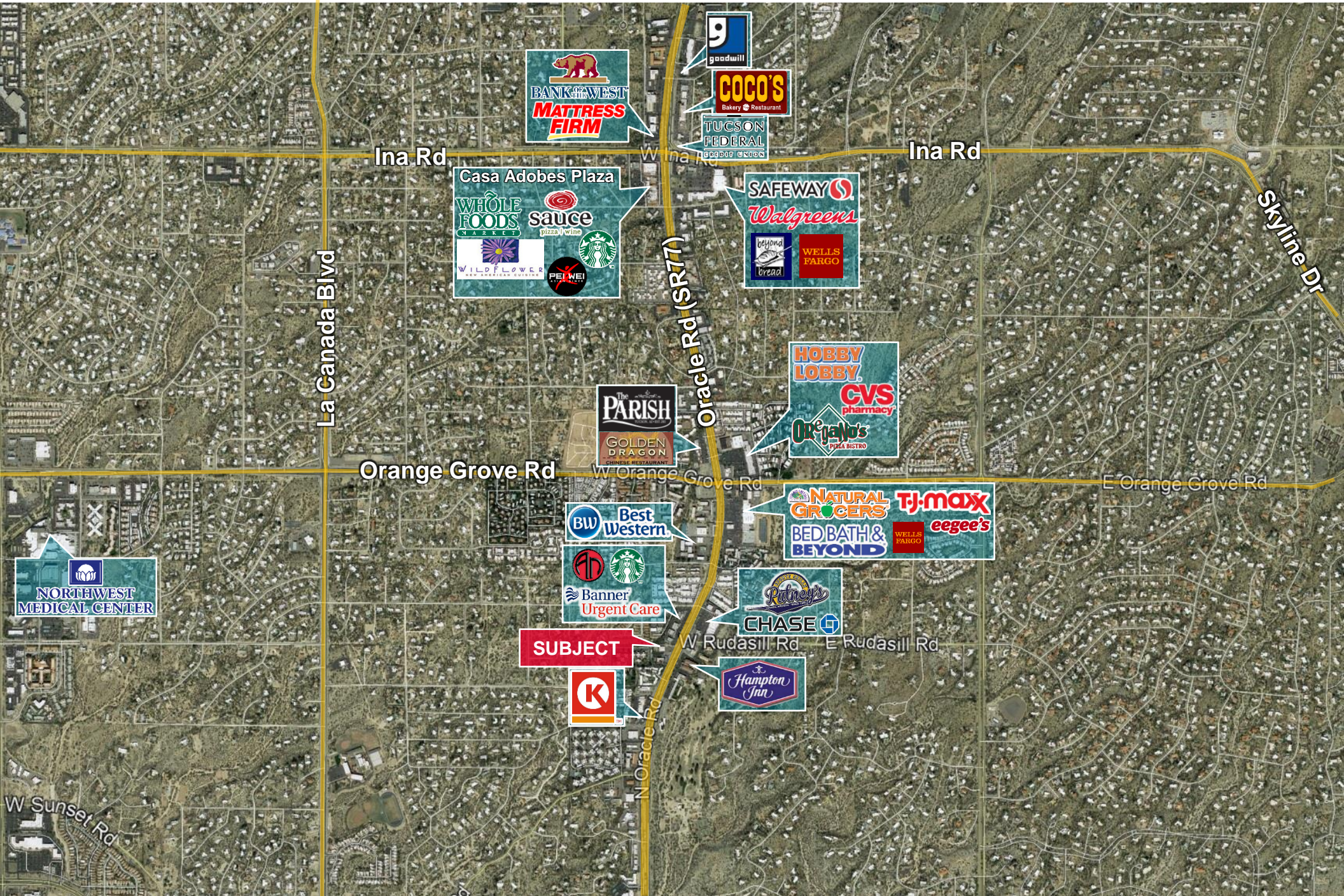
Net Operating Income \$67,177

Capitalization Rate 7%

Purchase Price \$959,671

Price Per Sq Ft \$168.09






Greg Furrier Principal | Retail Properties

Direct +1 520 546 2735

gfurrier@picor.com

Profile

Greg Furrier, a lifelong Tucsonan, has been active in commercial real estate since 1985. He joined CB Commercial in 1986 as a retail sales and leasing specialist. Greg earned CB's Rookie of the Year award in 1987, and distinguished himself as one of the top five producers within the Tucson office, as well as the top producing retail broker every year while at CB Commercial. He joined Cushman & Wakefield | PICOR in 1996 and focuses on landlord and tenant representation. Greg has been the top producing retail broker most every year since joining PICOR and has received many company awards, including top overall producer and Presidents Award for Excellence.

Greg has been involved with the local family-owned Western Tire Centers, Inc. His experience in virtually every position -- from warehouse employee to store manager -- served as the foundation for Greg's highly successful sales career.

Affiliations And Achievements

- Goodwill Industries of Southern Arizona – Past Board President
- Western Tire Centers, Inc. – Board of Directors
- COPE Behavioral Health Organization – Past Board President
- International Council of Shopping Centers (ICSC) – Organization
- Urban Land Institute - Member

Education

- University of Arizona – Tucson, AZ
- Bachelor of Science – Finance and Real Estate

Partial Client List

Selected Sales Institutional Sellers

- Bank of America
- Bank of Orient
- Chase Bank
- Humana
- Wells Fargo Bank
- New West Federal
- Corporate Life Company
- Metropolitan Life
- Firestone
- Sun Life of Canada

Selected Tenant / Buyer Representations

- Starbucks
- Boston Market
- Einstein Bagels
- Computer City Industries
- Family Dollar Stores
- Just for Feet
- Beauty Brands
- Skechers
- Burger King
- Golden Corral
- Wendy's
- Old Chicago Restaurants
- Tony Roma's Restaurants
- Subway
- Public Storage
- Walgreens
- Smashburger