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OFFERING MEMORANDUM

6363 North Swan Road
Tucson, Arizona 85718



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*PROPERTY FINANCIALS AVAILABLE
UPON REQUEST AND EXECUTION OF
NON-DISCLOSURE AGREEMENT*

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INVESTMENT SUMMARY

6363 N. SWAN ROAD
TUCSON, ARIZONA

Cushman & Wakefield | PICOR is pleased to present the opportunity to acquire 6363 North Swan Road, a Class A professional office 100% leased by two prominent law firms, situated in Tucson's prestigious Foothills submarket

The 22,825 square foot two-story building is enhanced by a first-class contemporary interior, and large windows with remarkable views across the Catalina Mountains and the city. This real estate opportunity offers investors a secure income stream through 2027, with credit-tenants who have been leasing in the building since 2011. Of note, the Foothills office submarket consistently enjoys Tucson's highest average rent and lowest vacancy rate due to its high-end locale and dearth of sites for additional development.

Located at the intersection of North Swan Road and East Skyline Drive, the property is in proximity to upscale residential areas such as the La Paloma Country Club and Skyline Country Club, and destination hotels such as Loews Ventana Canyon Resort and the Westin La Paloma Resort & Spa. First class shopping, dining, K-12 public education and commercial services are available in the immediate area. With nearby access to hiking and biking trails, locals and transplants enjoy a high quality of life. Average household income within a 3 mile radius is \$158,956, with expected 22% increase by 2026.

Given the quality of tenants, property and location of 6363 North Swan Road, this offering is a rare investment opportunity in the Tucson Foothills.

Property financials available upon request and execution of Non-Disclosure Agreement



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FINANCIAL HIGHLIGHTS

6363 N. SWAN ROAD
TUCSON, ARIZONA



PROPERTY SUMMARY

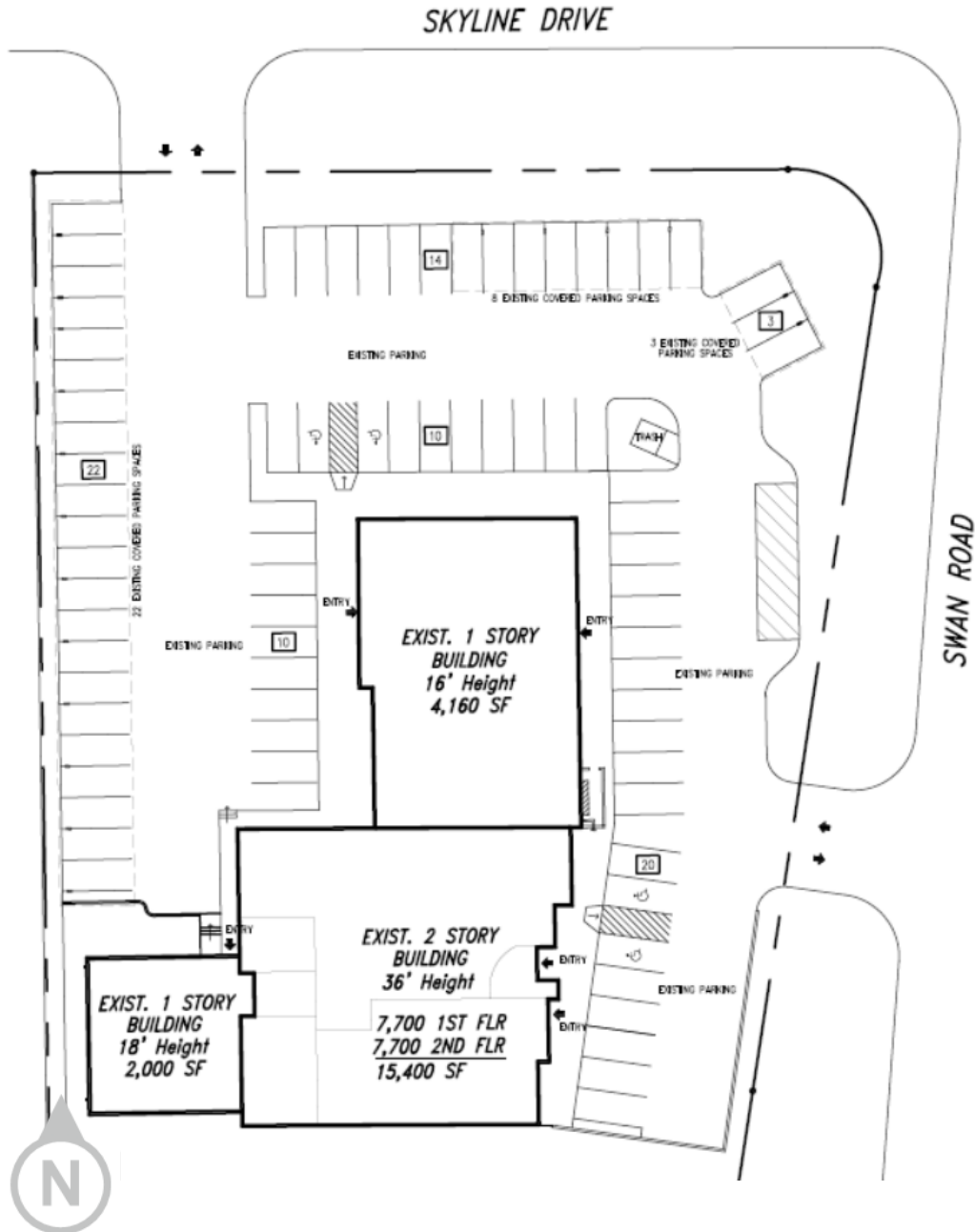
ADDRESS:	6363 N. Swan Road & 4640 E. Skyline Drive
PROPERTY TYPE:	Office
YEAR BUILT:	1979, Renovated 2008
OCCUPANCY:	100%
SQ. FT. LEASED:	22,825 SF
ASSESSOR PARCEL:	109-06-509A
SITE AREA:	67,327 SF (1.55 Acres)
ZONING:	CB-1, Pima County
PARKING:	4.19/1,000 SF (24 covered)

**PROPERTY FINANCIALS AVAILABLE UPON
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DISCLOSURE AGREEMENT**



SITE PLAN & AERIAL

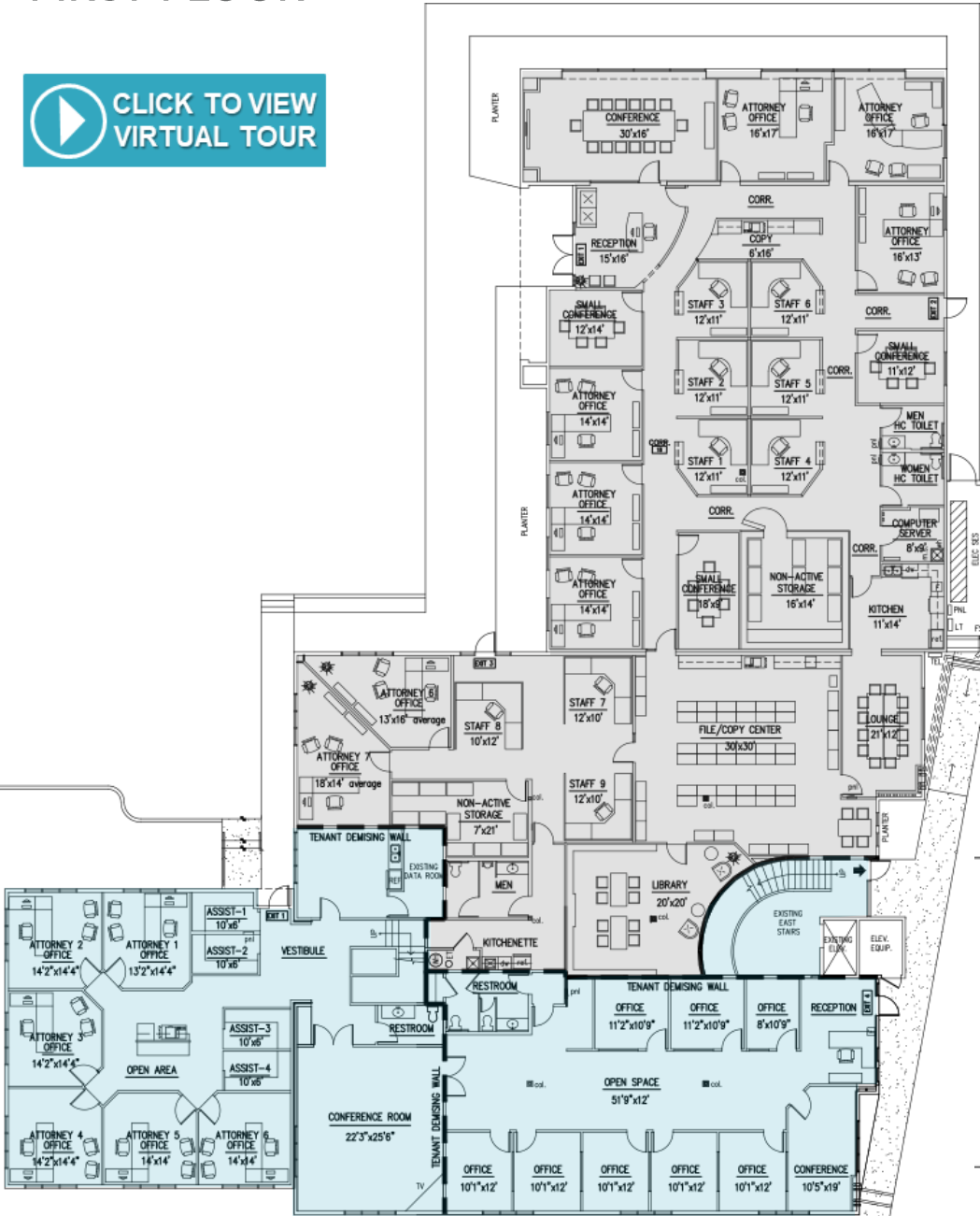
6363 N. SWAN ROAD
TUCSON, ARIZONA



FLOOR PLAN

6363 N. SWAN ROAD
TUCSON, ARIZONA

FIRST FLOOR

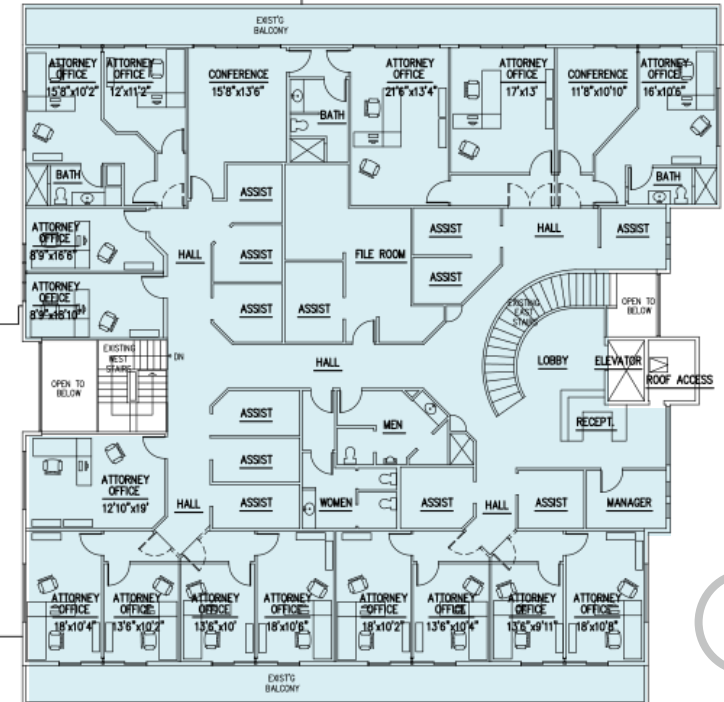


SECOND FLOOR

SUITE	TENANT	TOTAL SF
6363 N. Swan Rd	Rusing, Lopez & Lizardi	13,655
4640 E. Skyline Dr	Hayes-Soloway	9,170
TOTAL		22,825

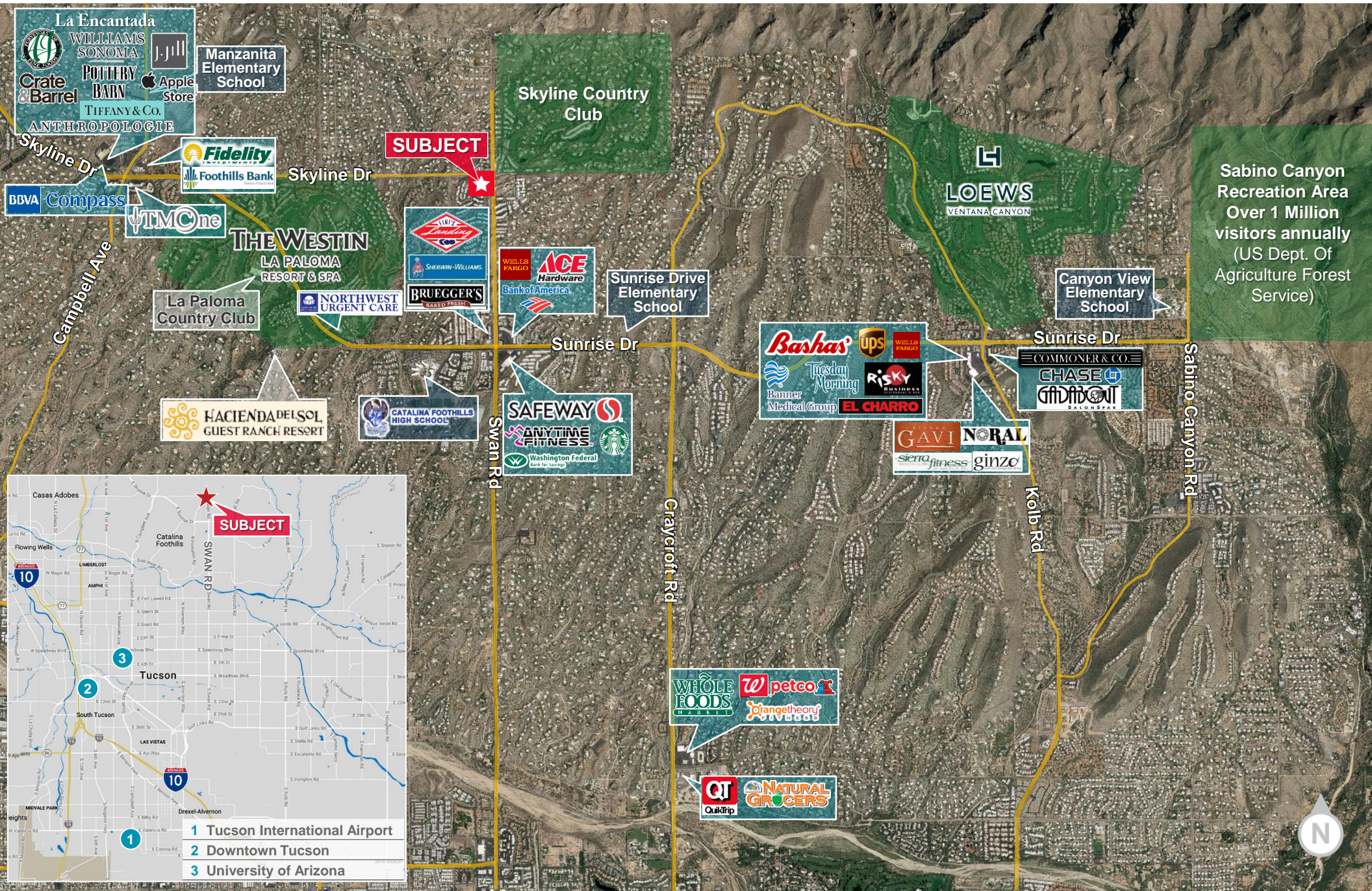
ROOF BELOW

ROOF BELOW



FOOTHILLS SUBMARKET

6363 N. SWAN ROAD
TUCSON, ARIZONA



La Encantada
WILLIAMS SONOMA
Crate & Barrel
POTTERY BARN
TIFFANY & Co.
ANTHROPOLOGIE

Manzanita Elementary School

BBVA Compass

TMCOne

THE WESTIN
LA PALOMA
RESORT & SPA

La Paloma Country Club

HACIENDA DEL SOL
GUEST RANCH RESORT

SUBJECT

Skyline Country Club

SHERRIN-WILLIAMS

ACE Hardware

Sunrise Drive Elementary School

BRUEGGER'S

SAFeway

CATALINA FOOTHILLS HIGH SCHOOL

ANYTIME FITNESS

Washington Federal Bank for Savings

LOEWS
VENTANA CANYON

Sabino Canyon Recreation Area
Over 1 Million visitors annually
(US Dept. Of Agriculture Forest Service)

Canyon View Elementary School

Bashas' Tuesday Morning
Banner Medical Group

ups
WELLS FARGO
RISKY BUSINESS
EL CHARRO

COMMONER & CO.
CHASE
GADABOUT

GAVI NORAL
sierra fitness
ginzo

WHOLE FOODS MARKET
petco
orange theory

QT
QuikTrip
NATURAL GROCERS



- 1 Tucson International Airport
- 2 Downtown Tucson
- 3 University of Arizona

DEMOGRAPHIC OVERVIEW

6363 N. SWAN ROAD
TUCSON, ARIZONA

2021 DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES
POPULATION	5,388	23,897	94,688
HOUSEHOLDS	2,816	11,750	47,151
AVG HOUSEHOLD INCOME	\$125,004	\$158,956	\$107,300
DAYTIME POPULATION	1,612	10,666	47,932

2026 DEMOGRAPHIC PROJECTIONS

	1 MILE	3 MILES	5 MILES
POPULATION	5,565	24,788	97,827
HOUSEHOLDS	2,833	11,864	47,437
AVG HOUSEHOLD INCOME	\$149,832	\$191,771	\$128,405

TRAFFIC COUNTS VEHICLES PER DAY (VPD)

SKYLINE DRIVE	6,024 VPD	(2020)
SWAN ROAD	8,088 VPD	(2020)
SUNRISE DRIVE	30,196 VPD	(2020)





RUSING, LOPEZ & LIZARDI

Suite #:	6363 N. Swan Road
Square Feet:	13,655
% of Total:	60
# of Locations:	2

Summary:

The firm was founded as Rusing & Lopez, P.L.L.C in July 1992 by Stanford Law School classmates Mick Rusing and Pat Lopez. Oscar Lizardi joined the firm in 2000, and in 2011, the firm's name was changed to "Rusing Lopez & Lizardi, P.L.L.C." Their combined experience, along with the legal expertise of the other attorneys who have joined them, has enabled the firm to effectively and efficiently represent business clients and individuals in a wide range of legal matters for the past two decades. The firm remains committed to its core philosophy of maintaining an environment that attracts dynamic clients, talented lawyers, and legal staff. The firm's litigation attorneys' practice areas include trials and appeals before all state and federal courts, and in all areas of commercial, insurance-defense and coverage, construction, toxic tort, catastrophic personal injury and wrongful death, employment and class action litigation. The firm's business transactions attorneys' practice areas cover the field of corporations, partnership and limited liability entity formation and management, employment law, franchise law, real estate law and land use, construction law, government contracting, environmental and natural resources law, and all forms of general commercial transactions.



HAYES-SOLOWAY

Suite #:	4640 E. Skyline Drive
Square Feet:	9,170
% of Total:	40
# of Locations:	3

Summary:

Hayes Soloway, P.C., an AV Preeminent™ Peer Review Rated* intellectual property firm, has offices in Tucson, Arizona; Manchester, New Hampshire; and Salt Lake City, Utah. The firm's attorneys have strong engineering, scientific and litigation backgrounds. The firm is consistently included in Intellectual Property Today's publication "Top Patent Firms" as one of the top IP law firms in the United States according to the number of U.S. utility patents issued for the previous year. Founding partner, Nick Soloway, is also included in Woodward/White, Inc., 2007 edition of Best Lawyers in America, as one of the top 200 intellectual property attorneys in the U.S. Nick Soloway and Todd Sullivan (managing partner, Manchester, New Hampshire office) were named 2011 "Top Patent Prosecutors" in a peer nominated and peer reviewed selection process, placing them among the top 2% of all registered U.S. patent attorneys (535 out of approximately 30,000). Areas of Technology Experience include Avionics, Analog and digital electronics, Photonics/optical technologies, Mechanical, electromechanical, semiconductors, microelectronics, hydraulics, fluid handling, Software applications and computer related technologies, Medical, biomedical, pharmaceuticals and chemical technologies patents. Liquid crystal displays, optics, and laser technologies.

TUCSON

At a Glance



1.052M
TUCSON MSA
POPULATION



415,100
TOTAL HOUSEHOLDS



25%
EDUCATION-
SOME COLLEGE



0.9%
POPULATION
GROWTH RATE



\$64,900
MEDIAN HOUSEHOLD
INCOME



7.0%
UNEMPLOYMENT
RATE

Source: BLS, BOC, Moody's Analytics 4/20/21

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



45,217

UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2019

- #46 TOP PUBLIC SCHOOL
 - #22 RESEARCH ACTIVITY AMONG PUBLIC INSTRUCTION
 - #21 BUSINESS PROGRAMS
 - #55 UNDERGRAD ENGINEERING
- UNIVERSITY OF ARIZONA TOP PROGRAMS
U.S. News & World Report

TUCSON, ARIZONA

6363 N. SWAN ROAD
TUCSON, ARIZONA

Located in the heart of Southern Arizona, Tucson is strategically positioned in the Sonoran desert between Phoenix and Mexico along Arizona's "Sun Corridor" business and trade route. The county seat of Pima County, Tucson is Arizona's second-largest city and the 33rd largest city in the country, with a metropolitan area population of nearly one million people. Tucson's expanding economy is based on technology, tourism, and education. Large institutions like Raytheon Missile Systems, the Davis-Monthan Air Force Base, and the University of Arizona complement and support Tucson's status as a growing entrepreneurial hub (one of five recently recognized by Entrepreneur magazine). Tucson also supports a more than \$2 billion per year tourism industry due to its attractive climate, natural wonders, and unique cultural events like the Tucson Gem and Mineral Show and El Tour de Tucson bicycling event, and benefits from the estimated \$1 billion per year in direct economic benefit to Southern Arizona from Mexican citizens who travel north to shop in the community.

With its low cost of living and educated workforce, Tucson has shown significant economic strength. There has been a surge of public and private investment into the downtown area following the construction of the new streetcar line, which has led to an explosion of new dining and nightlife options and plans for extensive hotel, office, and residential development. Large employers who have made recent commitments to Tucson include Caterpillar with a new HQ Facility for over 600 executive employees; HomeGoods with a new 800,000 square foot distribution center housing 900 jobs; Comcast, which has invested in a customer care center to accommodate 1,200 new employees; and GEICO opened a new regional headquarters with 1,900 initial employees next the new UA Tech Park now under construction.

Tucson was named as one of the top 10 U.S. Cities likely to thrive following the pandemic in the Moody's Analytics reported released May 2020. Among the reasons stated were that the younger generation affected by the pandemic may seek out cities for employment that are less populous with economies that can weather the storm of a pandemic. According to the report, towns centered around universities with higher levels of education, such as Tucson, are better situated to bounce back.

Community Resource Links:

<https://www.suncorridorinc.com/>

<https://tucsonchamber.org/>

<https://downtowntucson.org/>







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