



Broadway
Village

3 Miles to
Downtown
Tucson

CHASE

N. Country Club Rd

INVESTMENT SALE
3130 E. Broadway
Blvd.

E. Broadway Blvd

Investment Sale
3130 E. Broadway Blvd
Tucson, Arizona 85716

CUSHMAN &
WAKEFIELD

PICOR

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FINANCIAL HIGHLIGHTS

3130 E. BROADWAY BLVD
TUCSON, ARIZONA



PRICE
\$3,922,000.00



PRICE PER SF
\$230.72



YEAR-1 NOI
\$245,125.56



CAP RATE
6.25%

PROPERTY SUMMARY

ADDRESS:	3130 E. Broadway Blvd
PROPERTY TYPE:	Single-Tenant Office Property, NNN Lease Investment
YEAR BUILT:	2001
PARCEL SIZE:	74,726 SF
ASSESSOR PARCEL:	126-21-001C & 126-21-0010B
ZONING:	O-2, City of Tucson
PARKING:	89 (34 covered)
PROPERTY TAXES:	\$44,055.73 (2020)





SONORA BEHAVIORAL HEALTH

Buildings: Both North & South

Square Feet: 16,999 SF

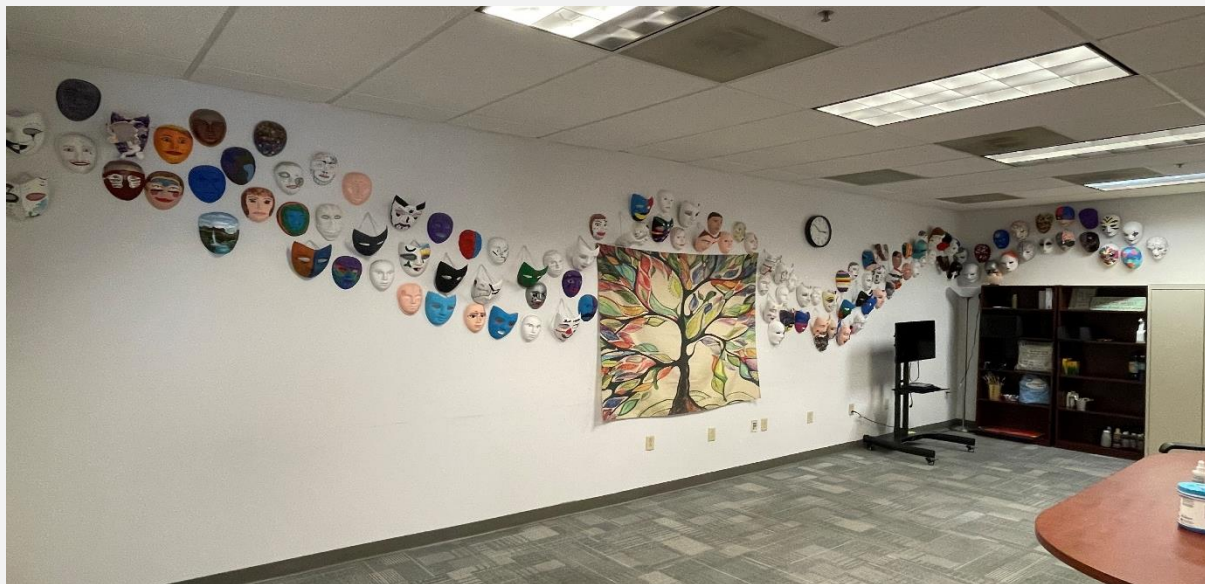
Lease Expiration: December 31st, 2026

Website: <https://www.sonorabehavioral.com/>

Summary:

Established in 1994, Sonora Behavioral Health is a 140-bed acute inpatient psychiatric hospital that caters to individuals who are working towards recovering from behavioral health conditions and chemical dependency issues. With services available for children, adolescents, and adults, Sonora has expanded its size and the scope of programs available to meet the needs of those in Pima County and Southern Arizona. Offering mental health and chemical dependency intensive outpatient services, as well as a partial hospitalization program, Sonora Behavioral Health is constantly on the verge of developing new services that address current mental health and substance use trends. In doing this, Sonora has been recognized by Optum as a Platinum inpatient provider of behavioral health services as part of the Achievements in Clinical Excellence facility measurement. Sonora Behavioral Health Hospital provides short-term inpatient mental health and substance abuse treatment for children (ages 5-11), adolescents & teens (ages 12-17), and adults in crisis situations. Our multidisciplinary team consists of psychiatrists, medical practitioners, master's level social workers, registered nurses, dietitians and behavioral health technicians. We specialize in providing treatment programs for those suffering from mental health and chemical dependence concerns. All patients receive comprehensive medical and psychological evaluations, medication management, regular contact with their psychiatric providers, daily group therapy and nursing care.

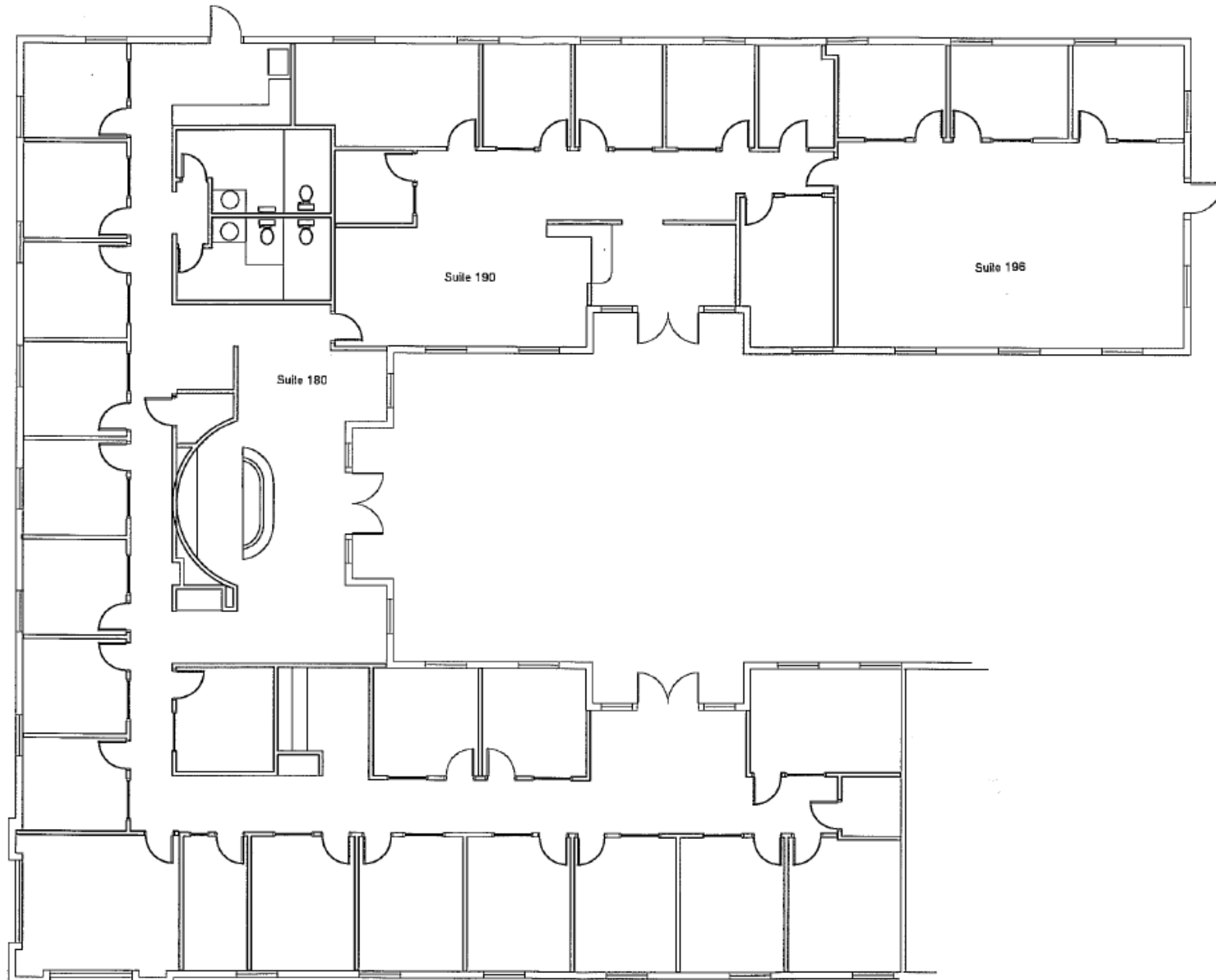
The 3130 E. Broadway location provides for a centrally located offering of outpatient services that support the main inpatient psychiatric hospital located on the Northwest Hospital Campus in Northwest Tucson.



FLOOR PLAN

3130 E. BROADWAY BLVD
TUCSON, ARIZONA

NORTH BUILDING | 8,430 SF Suites 180, 190, & 196



FLOOR PLAN

3130 E. BROADWAY BLVD
TUCSON, ARIZONA

SOUTH BUILDING | 8,569 SF



ABOUT RIO NUEVO

Rio Nuevo is a Tax Increment Finance District (TIF) funded by a share of state sales tax dollars and held accountable to the Arizona State Legislature for use of the funds. In 1999 voters approved the creation of the District that allows TIF funds to be reinvested into the community to create a dynamic city center.

In partnership with private sector developers, commercial leaders, real estate investment firms and others, Rio Nuevo invests in projects that expand the tax base and bring people and new businesses to downtown Tucson.

RIO NUEVO VISION

Our mission is to revitalize downtown Tucson to create a vibrant, urban environment where residents and visitors can live, stay, work and play, allowing us to compete with cities like Austin, Portland and San Diego for citizens and tourists seeking an urban destination; safe, walkable, artistic and fun, complete with great food and music.

ABOUT SUNSHINE MILE

Rio Nuevo is working with stakeholders, including Project for Public Spaces, on shaping the vision for the future of the Sunshine Mile located on Broadway Blvd between Euclid and Country Club. Improvements will strengthen the area, bring the community together and bring new life to the gateway into downtown Tucson. Public forums and focus groups have been held to ensure the community is involved in the process and can help shape that vision.

RIO NUEVO BOUNDARIES & BUS STOP MAP



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



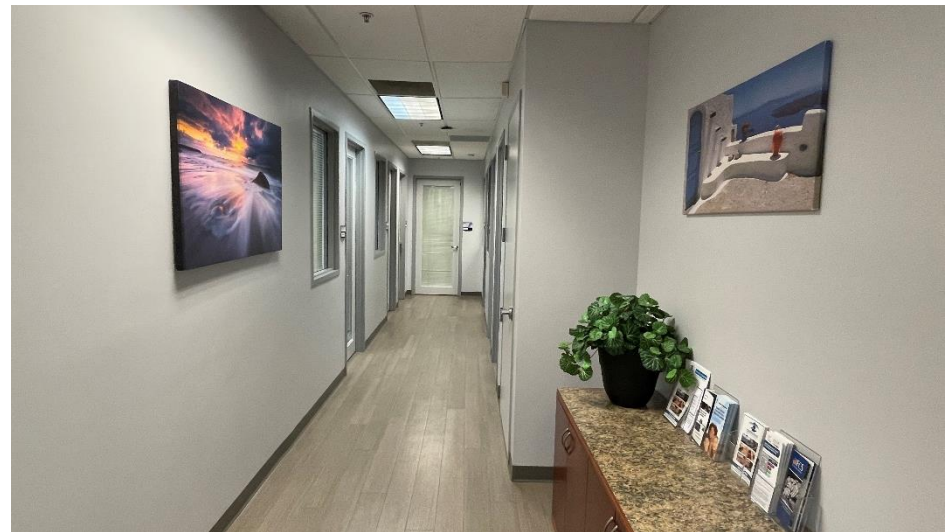
45,217

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





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