

FOR SALE

GRANT ROAD PLACE

5625 - 5679 E. Grant Road
Tucson, Arizona 85712

CAP Rate 8.36%
100% Leased



EXCLUSIVELY OFFERED BY:

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MULTI-TENANT INVESTMENT



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INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

LOCATION	5625 - 5679 East Grant Road
ASSESOR PARCEL NO.	110-15-125B, 110-15-124C
BUILDING SIZE	20,057 SF
LAND SIZE	81,161 SF
AVERAGE RENT / SF	\$16.40
LEASE TYPE	Modified Gross
OCCUPANCY	100%
LEASED	17,842 SF (11 Tenants) 2,215 SF (Master Lease)
MASTER LEASE	Upon sale, Seller to master lease the vacant suites at \$16.40 SF MG rent for up to 24 Months, or upon Buyer's earlier lease-up.
CITY OF TUCSON ZONING	O-3

PROPERTY HIGHLIGHTS

- Offering features rent roll of medical and professional tenants
- Investment package and floorplans available upon request
- Upgraded tenant improvements throughout property
- Outstanding central location near Tucson Medical Center
- Great Grant Road visibility and individual suite signage
- Abundant At-door parking and ease of access
- Strong daytime jobs - over 112,000 in a 5-mile radius
- 42,937 VPD on Grant Road and 32,938 VPD on Craycroft Road

OFFERING TERMS

OFFERING PRICE

\$2,800,000

NOI (2020)

\$233,977

CAP RATE

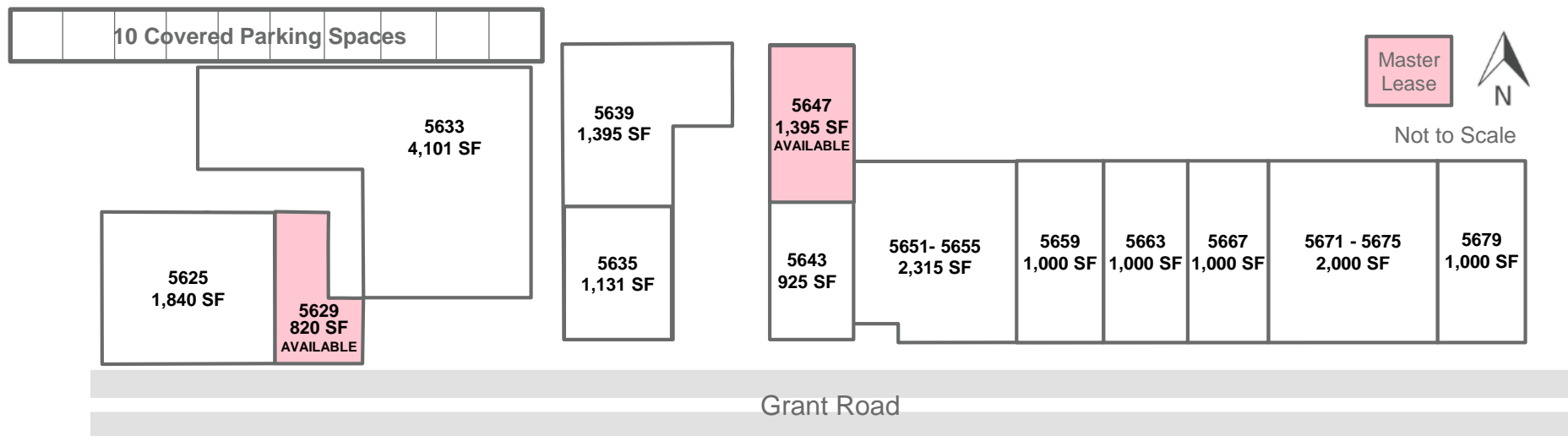
8.36%

OCCUPANCY

100%

SITE PLAN

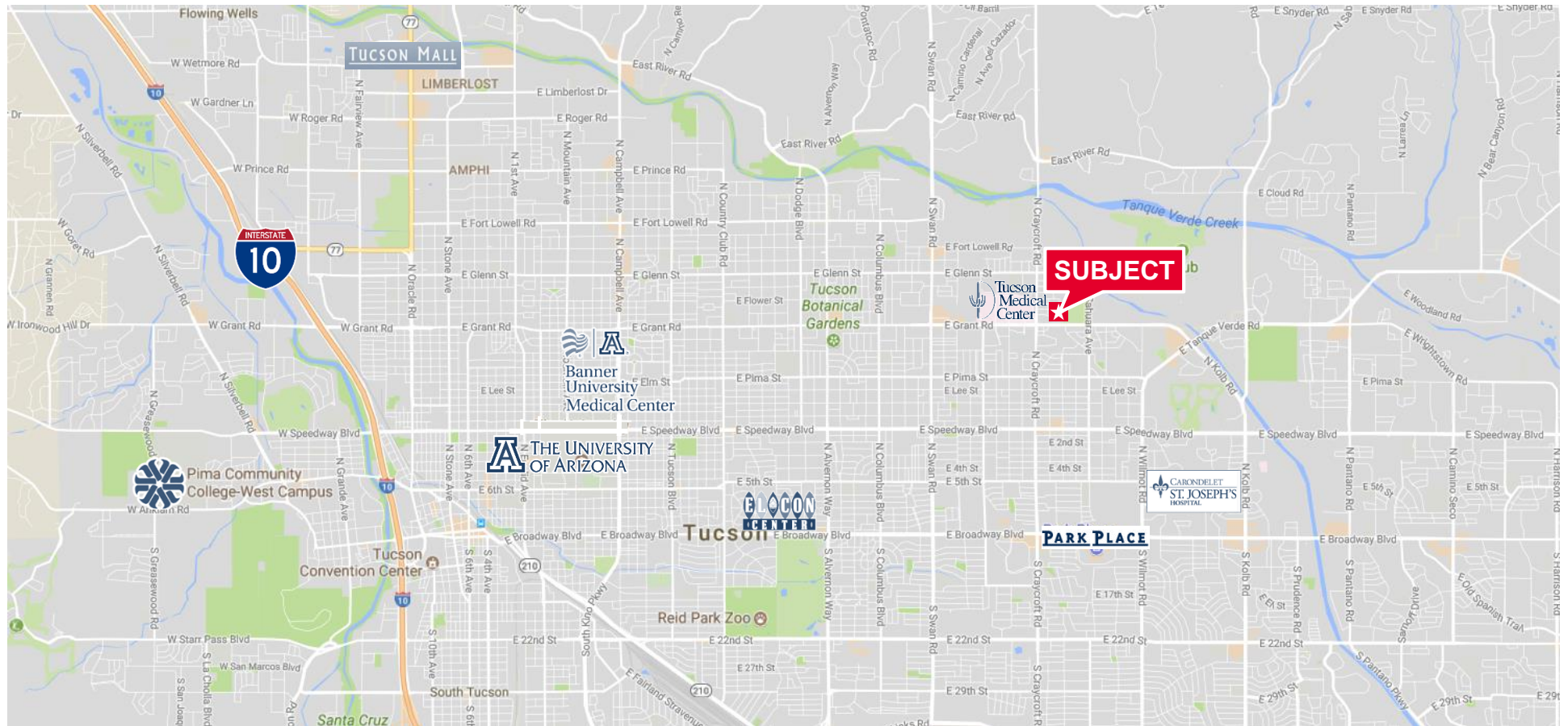
SUITE	SF	TENANT
5625	1,840	Tanque Verde Audiology Inc.
5629	820	Master Lease
5633	4,101	Pepper Viner Management Co.
5635	1,131	Veyo
5639	1,530	Arizona Pain Center
5643	925	Kevin A. Dale Insurance Agency
5647	1,395	Master Lease
5651 - 55	2,315	Nancy Rommel, NP
5659	1,000	Dr. Mordechai Twena
5663	1,000	Dr. Harbir Singh
5667	1,000	Savage Chiropractic
5671 - 75	2,000	So. Arizona Ophthalmology
5679	1,000	Dr. Debra Ann Kroack
Total:	20,057	







2020 INCOME & EXPENSE SUMMARY

Total Square Feet	20,057
Leased Square Feet	20,057
Occupancy %	100%
2020 EST. INCOME: \$17.32 per sq. ft. based on Leased sq. ft.	
Scheduled Gross Rent & Other Income	\$ 347,477
2020 EST. OPERATING EXPENSE: \$5.66 per sq. ft. based on Total sq. ft.	
Maintenance, Landscaping & Security	\$ 32,412
Real Estate Tax	\$ 45,520
Management, Insurance, Licenses & Accounting	\$ 20,343
Common Utilities & Refuse	\$ <u>15,225</u>
Total Operating Expense	\$ <u>113,500</u>
2020 NET OPERATING INCOME: \$11.66 per sq. ft. based on Total sq. ft.	
	\$ 233,977
Sale Price	\$ 2,800,000
CAP Rate	8.36%
Price per Square Foot	\$ 139.60

LOCATION MAP



NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 DAYTIME POPULATION	 EDUCATION BACHLEOR DEGREE
1 Mile	12,217	\$64,512	1,122	2,007
3 Miles	98,675	\$62,934	7,137	14,709
5 Miles	259,872	\$65,987	14,340	36,797

DISTANCE TO

Tucson International Airport	12.1 Miles
Interstate 10	11.7 Miles
University of Arizona	7.9 Miles
Tucson Medical Center	.5 Miles
Park Place Mall	3 Miles

LOCATION AERIAL

