

8% CAP INCREASING TO 9.5% CAP



FOR SALE

# 10,405 SF MEDICAL OFFICE

## SALE PRICE: \$3,455,000 (\$332/SF)

### Key Features

- Outstanding Investor or 1031 Purchase
- 7 Year NNN lease to be executed by Owner-Physician at close of escrow
- 8% cap increasing to 9.5% cap over 7-year term based on \$26.50 SF NNN rent + 3% year
- Located at *La Naranja Medical Center* nearby Northwest Medical Center on SW corner, Orange Grove Road & La Cholla Blvd
- Assessor Parcel No:101-09-002M
- City of Tucson CB-1 Zoning, 2024 RE Tax \$32,894.53
- *Contact agents for lease details and financial information, subject to confidentiality agreement*

FOR SALE

# 2155 W. Orange Grove Rd Tucson, AZ 85741

## Floor Plan

- Large lobby and reception, 21 exam rooms, 6 doctor's offices, 3 MA stations, lab, procedure room, large administrative space, conference room, break room plus 5 restrooms
- Synexus Research clinic is also located in on-site



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## Property Photos



Front Sign



Lobby



Exam Room



MA Station

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Aerial



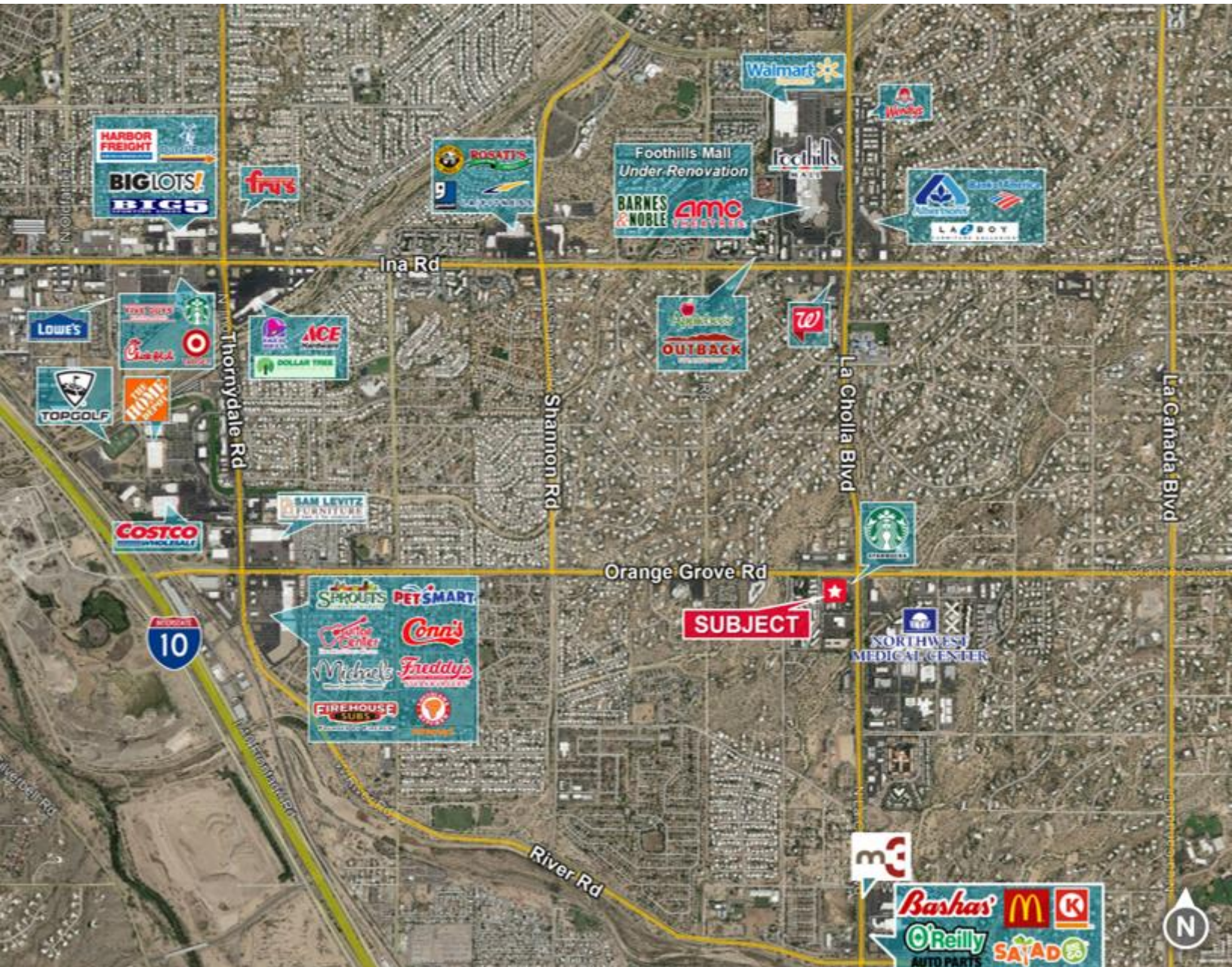
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## Trade Map



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## Tucson Market Overview



**1.08M**  
TUCSON MSA  
POPULATION



**484,397**  
TOTAL  
HOUSEHOLDS



**35%**  
COLLEGE  
EDUCATION



**0.75%**  
POPULATION  
GROWTH RATE



**\$64,323**  
MEDIAN HOUSEHOLD  
INCOME



**3.2%**  
UNEMPLOYMENT  
RATE



**53,187**  
UNIVERSITY OF ARIZONA  
TOTAL ENROLLMENT, 2023

### LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,699
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,769
4. STATE OF ARIZONA - 8,580

- #3 MANAGEMENT INFORMATION SYSTEMS
- #10 SPACE SCIENCE
- #17 MEDICINE
- #18 EDUCATION
- #47 BEST BUSINESS SCHOOLS
- #48 TOP PUBLIC SCHOOL
- #54 UNDERGRAD ENGINEERING PROGRAMS
- #67 COLLEGES FOR VETERANS
- #99 BEST GLOBAL UNIVERSITY

### RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH.
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

Sources: arizona.edu, suncorridorinc.com, US News & Report, Sites USA  
Cushman & Wakefield | PICOR 08/01/2024

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