

OFFERING MEMORANDUM

Single Tenant Net Leased Investment Total Off Road & More 4001 E. Speedway Blvd. Tucson, AZ 85712





CONTACT

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PROPERTY INFORMATION

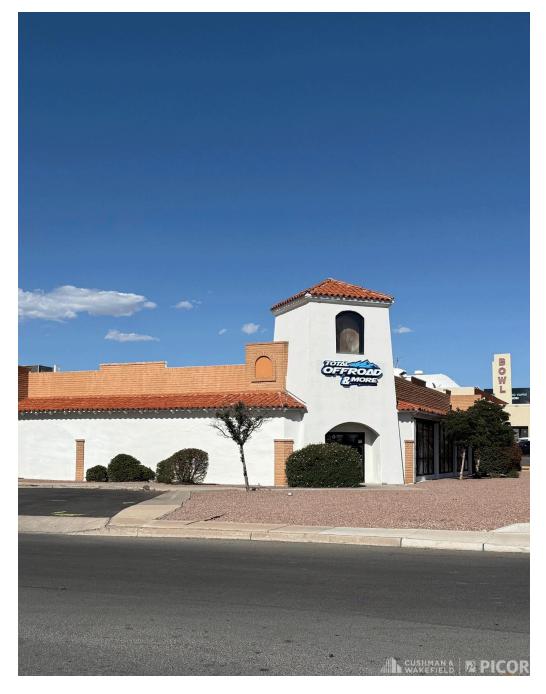


	4001 E Speedway Blvd Tucson, AZ 85712		Masonry	
PROPERTY TYPE	Retail	ROOF	Built-up/tile	
TOTAL GLA	11,168 SF	OCCUPANCY	100% (Continuously occupied since May 2007)	
SITE AREA SIZE	32,268 + additional parking		Electricty: TEP Water/Sewer: Tucson Water Dept. Natural Gas: SWG Telephone: COX Cable	
ACCESSOR PARCEL NO.	122-13-034A			
	Rare C3 (Heavy Commercial), City of Tucson			
	28 deeded spaces + additional 25 spaces by easement	HEATING/COOLING	Showroom: AC Service Area: EVAP	
ACCESS	Left In / left out off of Speedway/Sycamore intersection		NNN thru 2/28/2027 with option to	
YEAR BUILT	1982		renew 2/29/2032, 3% annual increases throughout	

INVESTMENT ASSUMPTION

4001 E Speedway Blvd Tucson, AZ 85712

GROSS SCHEDULED INCOME (2025): \$157,859			
EXPENSES			
LICENSES & PERMITS	\$70.00		
TOTAL TPT	\$4,735.68		
PROPERTY TAXES	\$17,937.94		
TOTAL EXPENSES	\$22,743.62		
NET OPERATING INCOME	\$135,115.38		



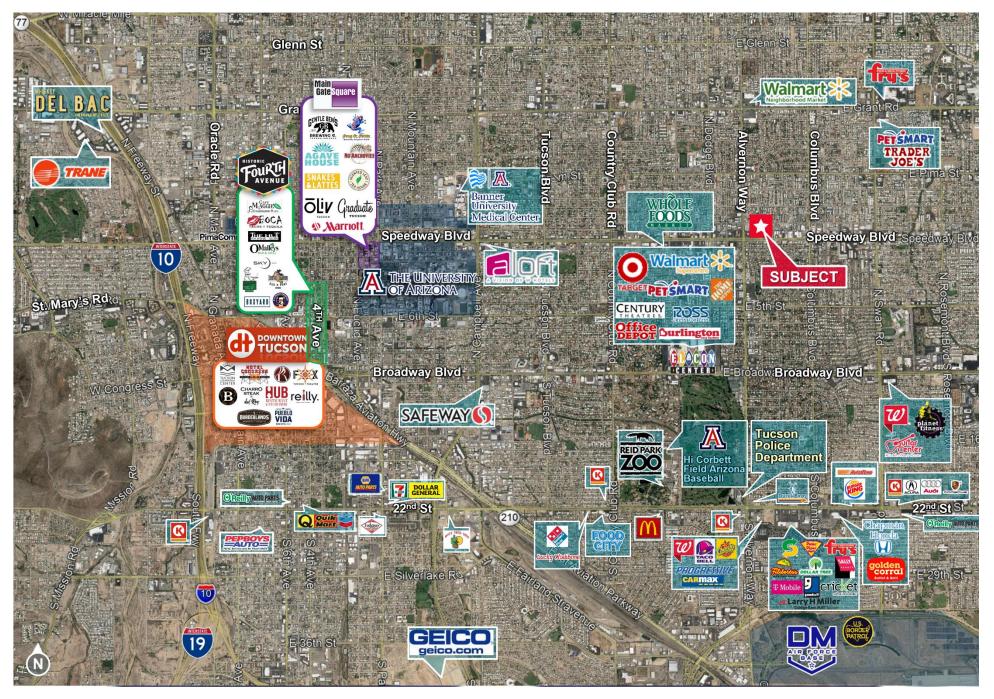
WEST AERIAL VIEW



EAST AERIAL VIEW







DEMOGRAPHIC OVERVIEW



2024 DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES
POPULATION	16,802	129,378	282,338
HOUSEHOLDS	8,335	59,217	128,847
AVG HOUSEHOLD INCOME	\$71,046	\$73,565	\$75,432
DAYTIME POPULATION	6,735	71,483	158,943
RETAIL EXPENDITURE	\$326.56 M	\$2.37 B	\$5.19 B

2029 DEMOGRAPHIC PROJECTIONS

	1 MILE	3 MILES	5 MILES
POPULATION	16,642	128,825	283,791
HOUSEHOLDS	8,402	59,929	131,904
AVG HOUSEHOLD INCOME	\$73,114	\$75,472	\$77,070

TRAFFIC COUNTS VEHICLES PER DAY (VPD)

Speedway Blvd	40,222 VPD	(2024)
Alvernon Way	28,642 VPD	(2024)

TUCSON MARKET OVERVIEW

















#2 MANAGEMENT INFORMATION SYSTEMS

- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BESTCOLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,076 2. RAYTHEON MISSILE SYSTEMS- 13,000 3. DAVIS-MONTHAN AFB- 11,000 4. STATE OF ARIZONA - 8,580

RECENT INDUSTRY ARRIVALS & EXPANSIONS

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



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