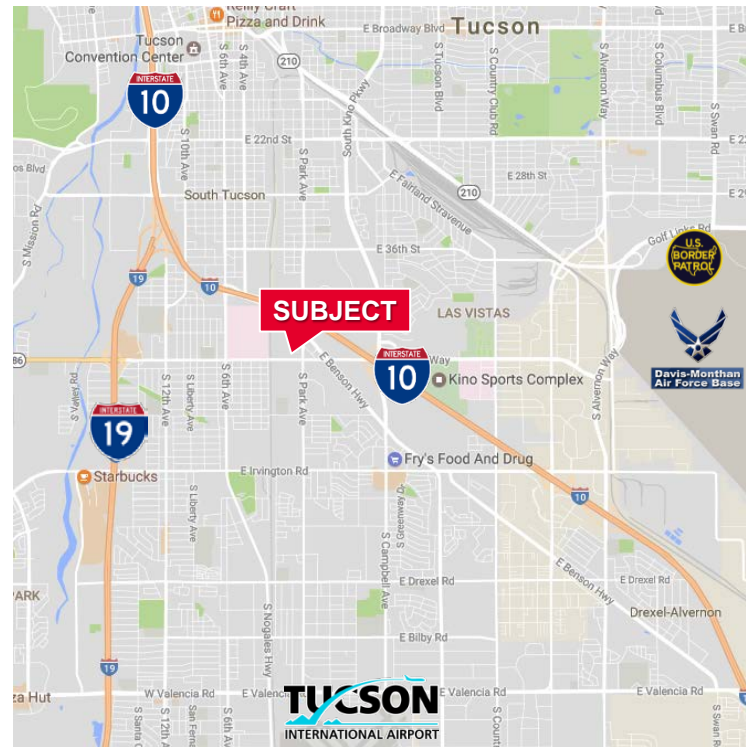




Sale Price: \$2,625,000 (\$58.33/SF)
45,000 SF Combined Industrial/ Retail/ Office
3760 Bldg: 20,000 SF
3770 Bldg: 25,000 SF
Blended CAP Rate: 8%

Property Highlights

- Glass store front
- Double row parking available
- Space wired for data
- Adjacent to I-10 & I-19
- Located in South Central Tucson
- I-1, City of Tucson zoning

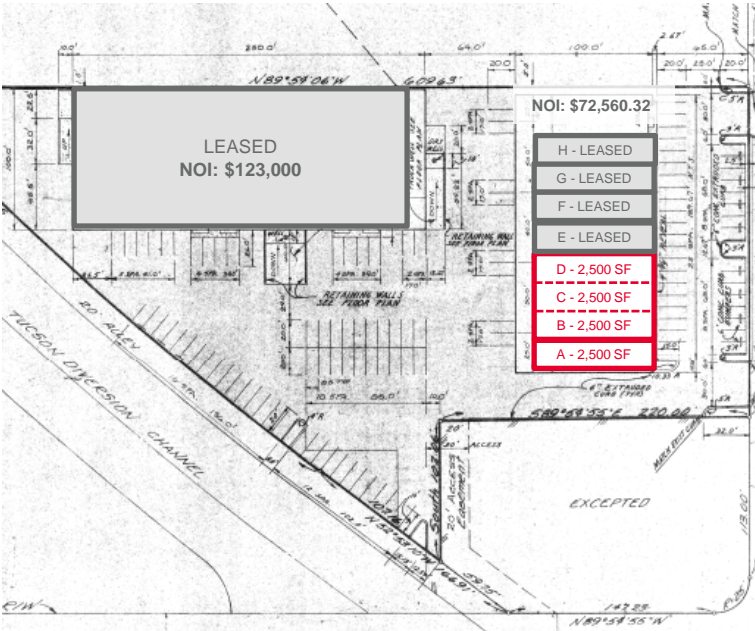


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Site Plan & Demographics



Suite	Tenant	Size (SF)	Lease Term	Annual Rent
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Building 3760 – 20,000 SF				
A	Vacant	2,500		\$0
B	Vacant	2,500		\$0
C	Vacant	2,500		\$0
D	Vacant	2,500		\$0
E	Leased	2,500	12/31/2021	\$18,000.00
F	Leased	2,500	Mo. To Mo.	\$23,278.32
G	Leased	2,500	05/31/2022	\$19,182.00
H	Leased	2,500	11/31/2020	\$12,100.00

Building 3770 – 25,000 SF				
A	Leased	10,000	12/31/2022	\$46,000
B	Leased	15,000	07/31/2024	\$77,000

Income & Expenses 2019

NOI	\$195,560.32
Blended CAP Rate (8%)	\$2,444,504.00
Vacant	10,000 SF (\$18.05/SF)

3770 S. Park -Property Details

Loading	1 Dock Level 10'x12' 4 Grade Level 10'x14' 2 Dock High 10'x12' 1 Grade Level 10'x12'
Power	800 amp 240V single phase
Ceiling Height	22' clear
Cooling	HVAC -Office Evap- Warehouse
Property Tax	\$44,361.97 (2017)
Utilities	Southwest Gas COT Water/Sewer

3760 S. Park - Property Details

Loading	(8) 10'x10' grade level
Power/Suite (each suite)	200 amp, 240V, Single Phase 220V Outlets
Ceiling Height	14'
Cooling	HVAC & Evap
Utilities	Southwest Gas COT Water/Sewer



Tucson Marketplace at Bridges
 +/- 1 Million SF of Retail Space Planned

SITE



Property Photos



For more information, please contact:

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Tucson Overview



3rd Largest

Greater Tucson was recently named the third fastest-growing metro by Bloomberg.



\$3 Billion

The forecasted economic impact of recent employment announcements.

Economic Development

Innovation is a key word when it comes to Tucson economic development. Forbes has called it one of America's Most Innovative Cities. Tucson has the highest concentration of startups of any U.S. city its size and is ranked as a Top Five City for Entrepreneurs by Entrepreneur Magazine. Metro Tucson is a hub for optics and science. Biotech and other science clusters flourish in the UA Tech Park, BioPark and Innovation Park. Tourism is a key economic driver as well. Tucson is known for its world-class health spas, more than 20 golf courses, and numerous natural attractions, museums, missions and cultural history.

Population and Demographics

Tucson is the second-largest city in Arizona with a population of 653,359. It is the largest city in Pima County, which totals 1.205 million residents. Located 60 miles from the U.S.-Mexico border, Tucson is expected to grow to 727,392 residents by 2020 (1.335 million in Pima County).

- Median age is 32.5 years (2014)
- Median household income is \$45,600 (2018)
- Median household income projection is \$51,600 (2020)

Major Tucson Employers

University of Arizona	Cryacom
Raytheon	IBM
Caterpillar, Inc.	Sundt
Arizona Community Physicians	B/E Aerospace
Agero	CAID
Freeport-McMoran	Honeywell
Copper & Gold	Port of Tucson
Carondelet	ManTech
Intuit	Cox Communications
Ascent Aviation Services	General Dynamics
Tucson Medical Center	PSE Archery
Asarco Group Mexico	MineSight
Walbro	Sargent Aerospace & Defense
Modular	SAIC
Union Pacific	Universal Avionics Systems
Texas Instruments	Corporation
The Offshore Group	Northrop Grumman
Redar	