

CLICK TO VIEW
AERIAL TOUR



Golf Links Rd 27,941 VPD (2023)

Harrison Rd 18,240 VPD (2023)

OFFERING MEMORANDUM
 Multi-tenant Active Development
 ArchWell Health – Platinum Fitness – Bookmans
 9550 E Golf Links Road Tucson AZ 85730

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PROPERTY INFORMATION







9550 E Golf Links Road
Tucson AZ 85730








PRICE
\$6,450,000



PRICE PER SF
\$72.80

	LOCATION:	9550 E Golf Links Road Tucson AZ 85730
	PROPERTY TYPE:	Four-tenant retail building, plus vacant pad
	TOTAL GLA:	88,848 SF
	SITE AREA SIZE <i>(Includes Undeveloped Pad)</i>	7.315 Acres
	ASSESSOR PARCEL NO:	136-12-833C
	PROPERTY TAXES:	\$71,177.88 (2024)

	ZONING:	C1 / C2 City of Tucson
	ACCESS:	Full turn access on Golf Links frontage, and on Harrison frontage. Located at signalized intersection.
	CONSTRUCTION:	Masonry
	ROOF:	Built-up
	OCCUPANCY:	86%

INVESTMENT ASSUMPTION

9550 E Golf Links Road
Tucson AZ 85730

INCOME

2025 NET INCOME	\$534,587
OPERATING EXPENSE REIMBURSEMENT	\$279,369
GROSS INCOME	\$813,956
OPERATING EXPENSES (ACTUAL)	\$283,115
NET OPERATING INCOME	\$530,841

EXPENSES

OFFERING PRICE	\$6,450,000	\$72.80 / SF
CAM	\$168,811	\$1.90 / SF
INSURANCE	\$10,639	\$0.12 / SF
TAXES	\$71,178	\$0.80 / SF
MANAGEMENT FEE	\$31,985	\$0.36 / SF
EXPENSES	\$283,115	\$3.18 / SF



SITUATED IN A MAJOR RETAIL HUB OF TUCSON AZ



Website: <https://archwellhealth.com/>
Market Reach: National
No. Of Locations: Over 50 Locations

ArchWell Health is a healthcare provider focused on delivering personalized, patient-centered care to seniors. ArchWell Health offers a comprehensive range of primary care services designed to meet the unique needs of older adults. Their team of compassionate healthcare professionals focuses on building lasting relationships with patients to ensure well-being and quality of life. ArchWell Health offers services such as preventive care, chronic condition management, wellness programs, and more, with a strong emphasis on holistic health. With modern facilities and a supportive approach, ArchWell Health aims to enhance the healthcare experience for seniors in Tucson.



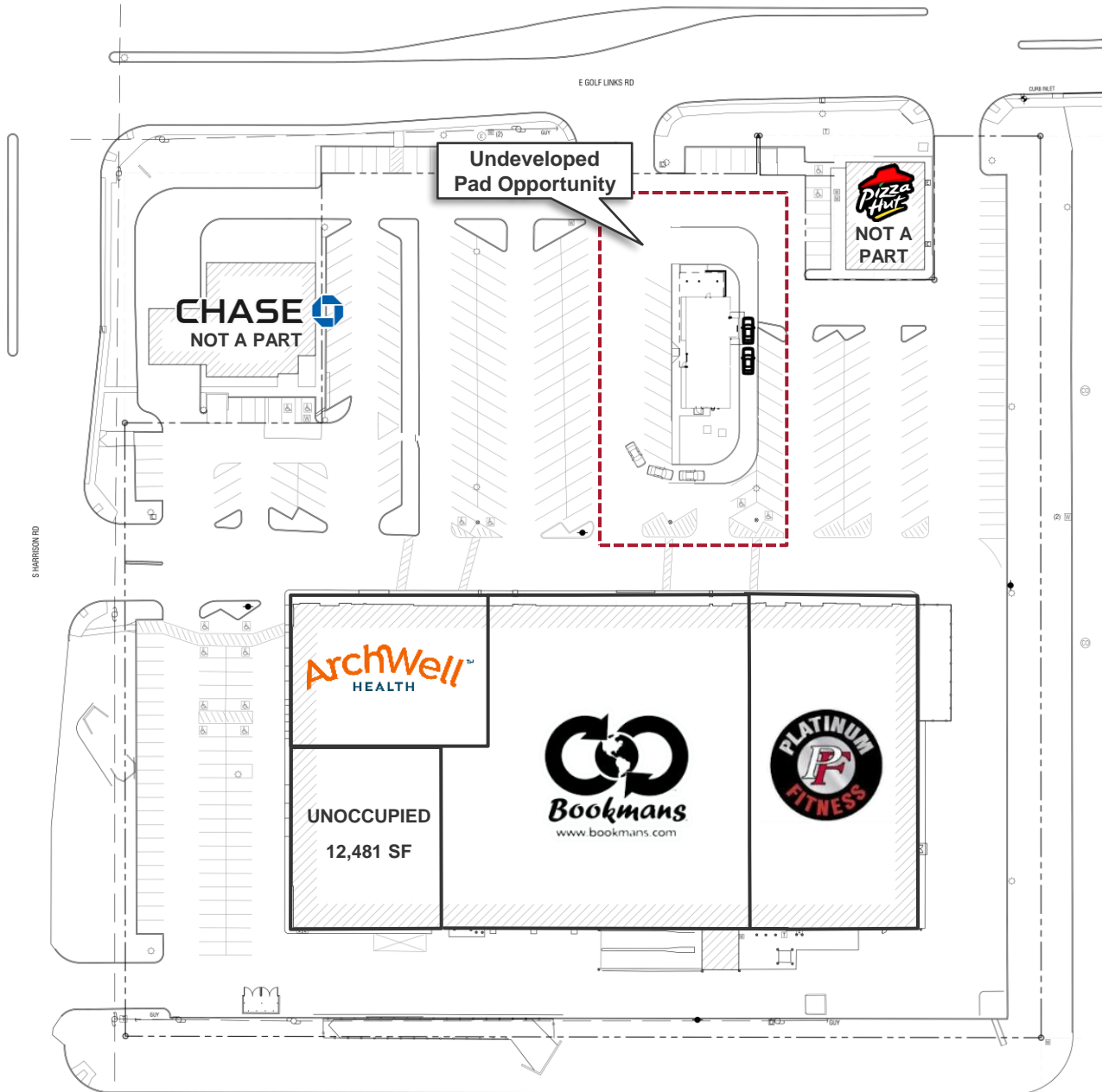
Website: <https://bookmans.com/>
Market Reach: Local
No. Of Locations: 3 Locations

Bookmans is a beloved local bookstore that offers a wide variety of new and used books, music, movies, video games, and more. This location is known for its vibrant atmosphere and eclectic selection, where customers can find everything from rare vintage books to the latest bestsellers. Bookmans is committed to sustainability, offering trade-ins and exchanges to keep the shelves stocked with fresh and exciting items. Whether you're an avid reader, a music lover, or a pop culture enthusiast, Bookmans provides a treasure trove of entertainment for all.



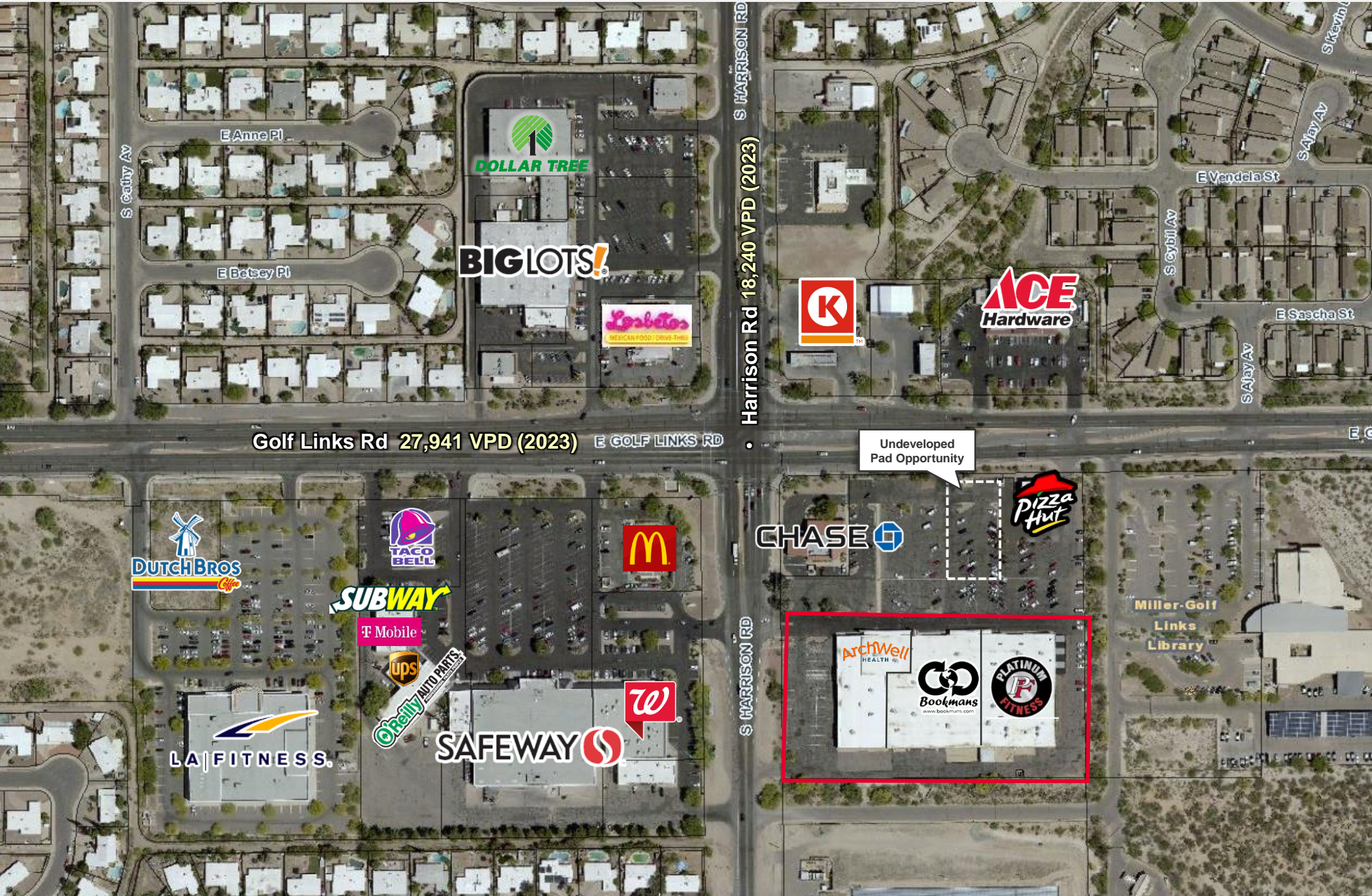
Website: <https://azplatinumfitness.com/>
Market Reach: Local
No. Of Locations: 2 Locations

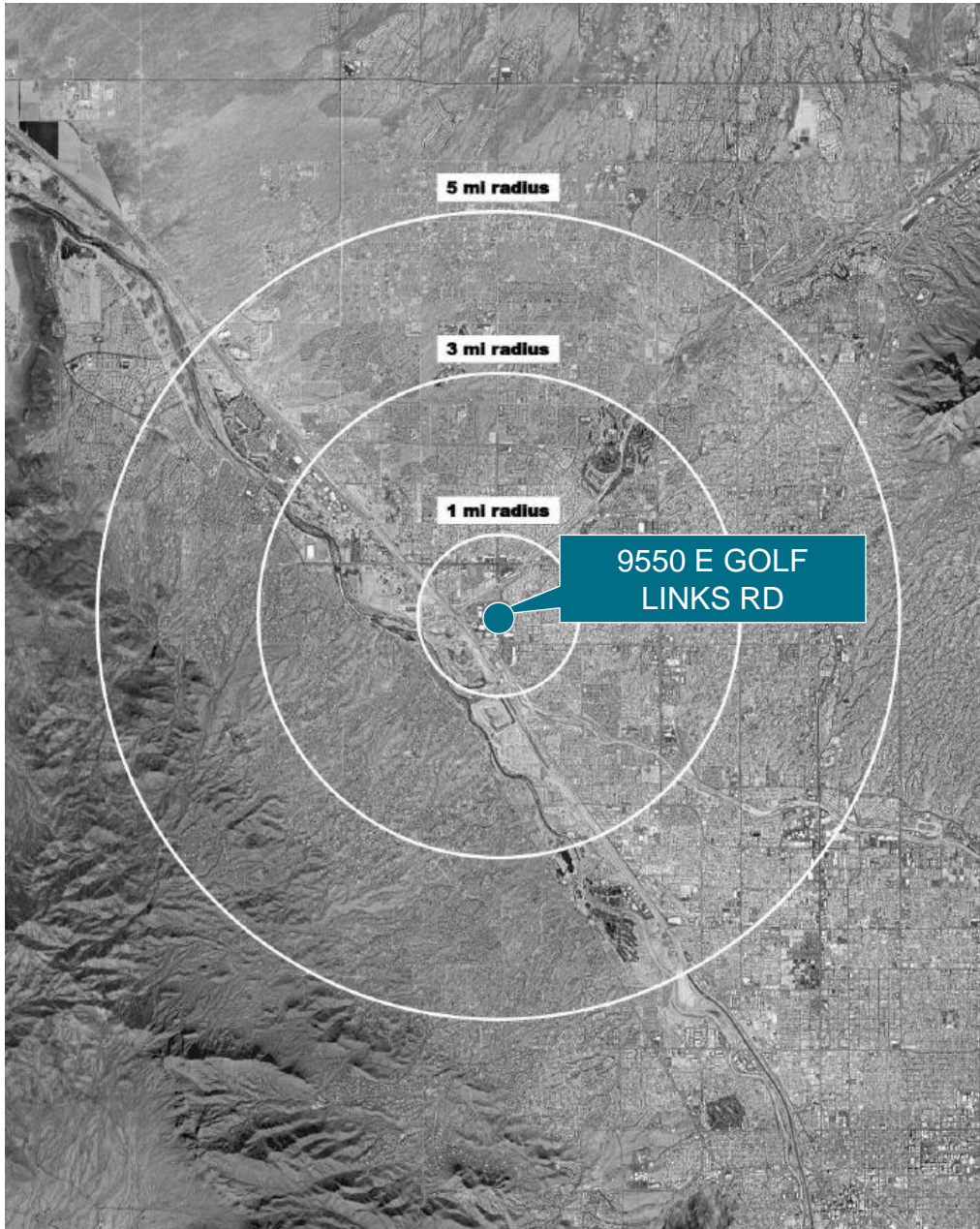
Platinum Fitness is a state-of-the-art fitness center offering a welcoming and motivating environment for all fitness levels. Located on E Golf Links Road, this gym provides a wide range of equipment, including free weights, cardio machines, and strength training areas, as well as group fitness classes. With a focus on personalized fitness experiences, Platinum Fitness also offers 24/7 access, so members can work out on their own schedule. Whether you're looking to improve your health, lose weight, or build muscle, Platinum Fitness is dedicated to helping you reach your goals in a supportive and community-focused space.



TRADE MAP

9550 E Golf Links Road
Tucson AZ 85730





2024 DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES
POPULATION	11,489	75,986	154,044
HOUSEHOLDS	4,556	32,225	65,929
AVG HOUSEHOLD INCOME	\$111,608	\$100,281	\$98,271
DAYTIME POPULATION	1,679	13,731	33,061
RETAIL EXPENDITURE	\$164.23 M	\$1.06 B	\$2.15 B

2029 DEMOGRAPHIC PROJECTIONS

	1 MILE	3 MILES	5 MILES
POPULATION	11,395	76,260	155,316
HOUSEHOLDS	4,556	32,675	67,042
AVG HOUSEHOLD INCOME	\$111,608	\$100,281	\$98,271

TRAFFIC COUNTS VEHICLES PER DAY (VPD)

HARRISON RD	18,240 VPD	(2023)
GOLF LINKS RD	27,941 VPD	(2023)

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

- #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

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

RECENT INDUSTRY ARRIVALS & EXPANSIONS

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





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