

NET LEASE INVESTMENT

SAN JOSE

PLAZA

TUCSON, ARIZONA

NET LEASE INVESTMENTS



ACTUAL PROPERTY

ADDRESS:	10130 - 10134 N Oracle Rd. Suite 150 & 170 Oro Valley, AZ 85704
BUILDING SIZE:	±2,200 Square Feet
TENANTS:	Dentist, Personal Trainer, Rent Guaranty
LEASE TYPE:	Net
OCCUPANCY:	100% (with rent guaranty)
LAND SIZE:	±1.50 Acres
YEAR BUILT:	2009
SUBMARKET:	Oro Valley
PARCEL NUMBER:	224-31-0290; 224-31-0330
ZONING:	C-2, Oro Valley

OFFERING TERMS

CURRENT NOI:	\$41,816
PRICE:	\$644,000
CAP:	6.50





INVESTMENT HIGHLIGHTS

- NNN Leases
- Tenants pay all CAMs, Insurance and Taxes. CAMs and Insurance are handled by the management company
- E-Commerce resistant tenants

LOCATION HIGHLIGHTS

- Strong submarket with high household incomes over \$110,000 in a 5 mile radius
- Adjacent to El Conquistador Resort (A ±482,000 SF Hilton Resort & Spa on ±181 AC)
- Located off the Oracle Road arterial. A major thoroughfare through Tucson with ±32,966 VPD

SUITE	TENANT	SF	START DATE	END DATE	MONTHLY BASE RENT	ANNUAL BASE RENT	ANNUAL BASE RENT PER SF
150	Amber Stazenski DBA Pusch It Personal Training	1,000	2/10/2016	2/28/2024	\$1,592.06	\$19,012	\$19.01
170	JC Goodwin DMD	1,200	9/01/2016	2/28/2025	\$1,913.37	\$22,849	\$19.04
TOTALS						\$41,861	

PROPERTY PHOTOS



PROPERTY OVERVIEW

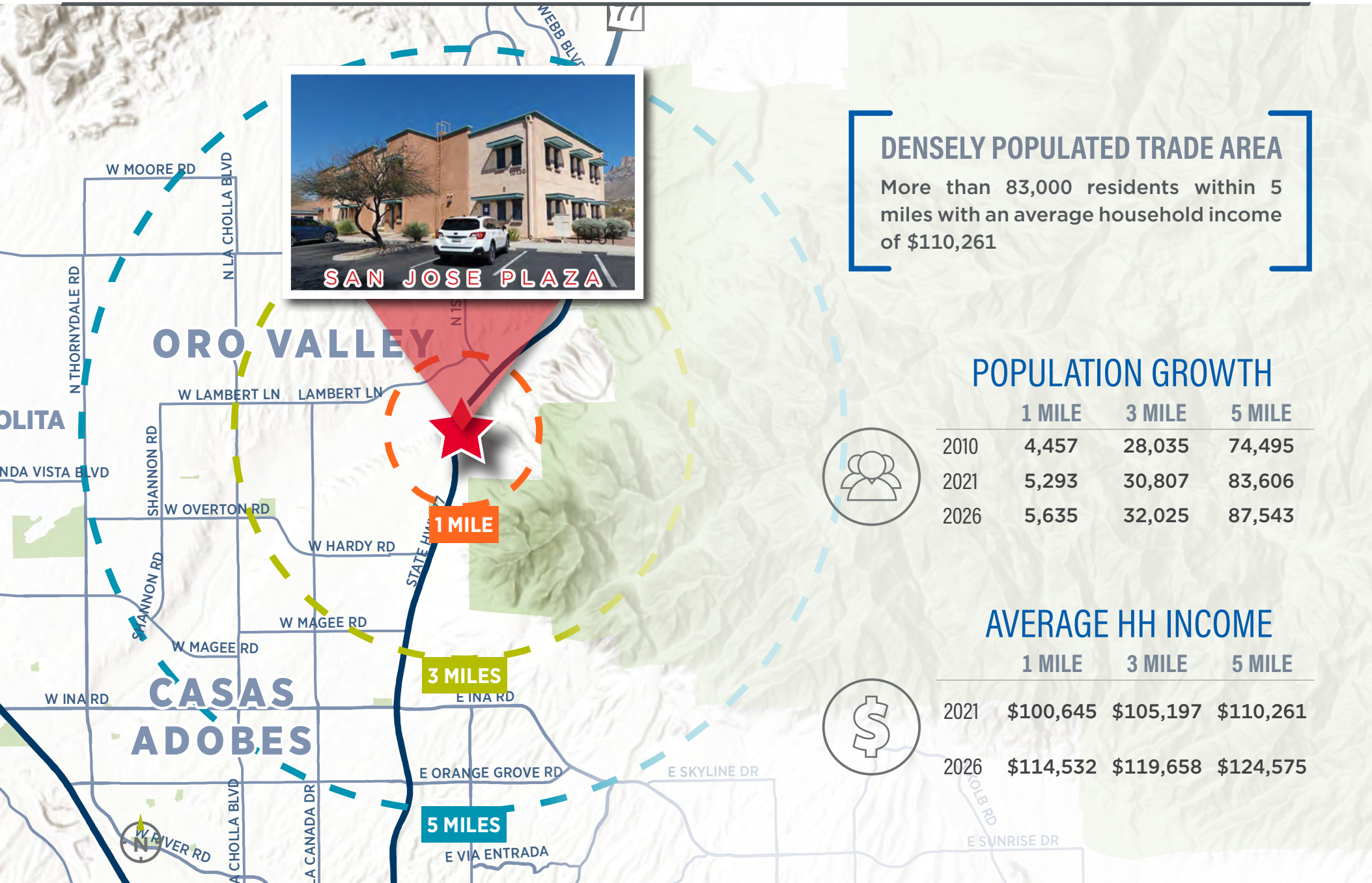


SURROUNDING RETAIL MAP

PROPERTY OVERVIEW







DENSELY POPULATED TRADE AREA
 More than 83,000 residents within 5 miles with an average household income of \$110,261

POPULATION GROWTH

	1 MILE	3 MILE	5 MILE
2010	4,457	28,035	74,495
2021	5,293	30,807	83,606
2026	5,635	32,025	87,543

AVERAGE HH INCOME

	1 MILE	3 MILE	5 MILE
2021	\$100,645	\$105,197	\$110,261
2026	\$114,532	\$119,658	\$124,575

LOCATION & MARKET SUMMARY - TUCSON

“Tucson inspires a sense of freedom among all who visit. Freedom of thought and expression. Freedom to discover and explore. And the freedom to be yourself.”

- VISIT TUCSON

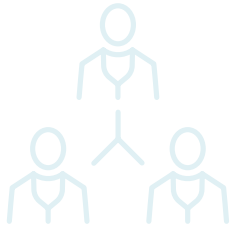
The City of Tucson is a diverse community that is compiled of primarily students, military personnel and the everyday workforce. Most commonly known as the college town of the University of Arizona, Tucson is about embracing and discovering what sparks your inner self. Offering an eclectic array of activities that will surely fill your time, Tucson boasts

the title of “City of Gastronomy” from UNESCO for its rich agricultural history as well as its delicious food scene.

Located in Tucson is also the Davis-Monthan Air Force Base, home to the 355th Fighter Wing, part of the Air Combat Command. The base is best known as the location of the Air Force Materiel Command’s 309th Aerospace Maintenance and Regeneration Group, the aircraft bone-yard for all excess military and government aircraft.

In 2015 Banner Health and the University of Arizona Health Network merged to create a groundbreaking platform of academic medicine, research, instruction and patient care at three academic medical centers, to benefit Tucson and the entire state of Arizona

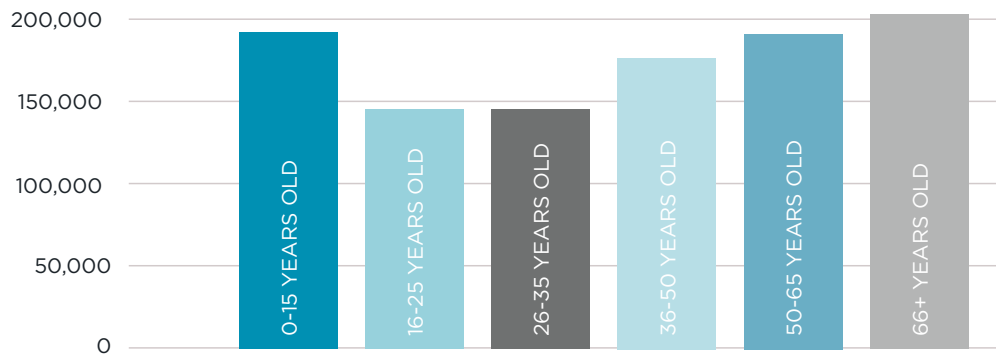
LOCATION & MARKET SUMMARY - TUCSON



1,066,136
TOTAL POPULATION
OF TUCSON METROPOLITAN
STATISTICAL AREA

Located in the southeast portion of the state of Arizona, just 60 miles north of the Arizona-Mexico border, Tucson is the 2nd largest city in Arizona. There is a daytime population of 1,066,136 people made up of 437,243 workers and 621,453 residents. Tucson has an average household income of \$77,318 and an average home value of \$273,471.

POPULATION BY AGE | MEDIAN AGE 39.2



475,019 TOTAL HOUSING UNITS



38.4%
 Renter Occupied



61.7%
 Owner Occupied

EDUCATIONAL ATTAINMENT

42.3%

Tucson residents have earned an associates degree or higher



18.3%
 High School Graduate



24.6%
 Some College



9.2%
 Associates Degree



19.1%
 Bachelor's Degree



14.0%
 Graduate Degree

TOP 10 EMPLOYERS

AGGREGATED FOR TUCSON METROPOLITAN STATISTICAL AREA

	COMPANY	# OF LOCATIONS	# OF EMPLOYEES
1	United States Department of the Air Force	4	13,850
2	University of Arizona	153	11,790
3	Raytheon Company	5	11,300
4	Pima County	197	7,550
5	State of Arizona	82	6,580
6	Banner University Medical Center Tucson Campus	1	4,480
7	Walmart	21	4,330
8	Tucson Medical Center	3	4,040
9	City of Tucson	123	4,010
10	Veterans Health Administration	2	2,810



16,115

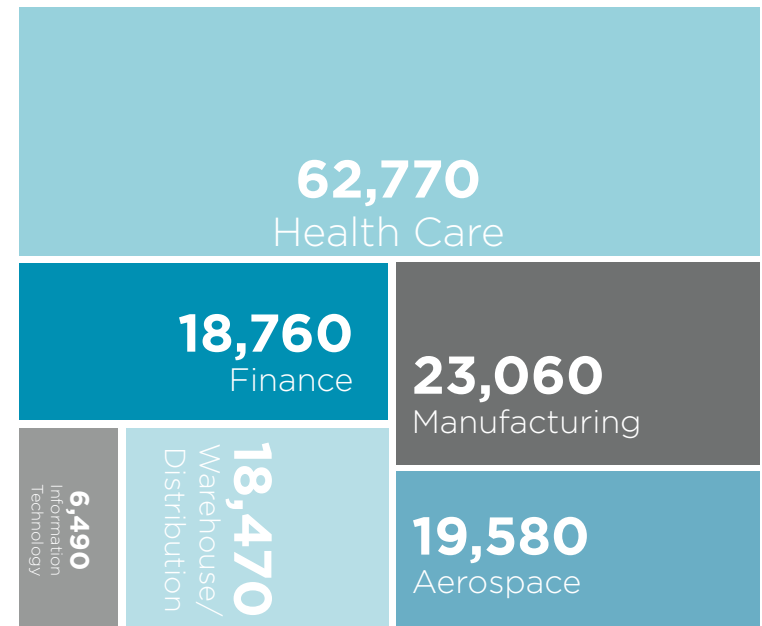
Total Businesses with 5 or more employees



389,840

Total Jobs at Businesses with 5 or more employees

OF EMPLOYEES BY KEY INDUSTRIES



LOCATION & MARKET SUMMARY - TUCSON

Established in 1885, the University of Arizona is the state's land-grant university. Known for its two medical schools, it produces graduates who are real-world ready through its 100% Engagement Initiative. Recognized as a global leader, the UA is also a leader in research, bringing more than \$684 million in research investments each year, and ranking in the top 25 among all public universities. The UA is advancing the frontiers of interdisciplinary scholarship and entrepreneurial partnerships, and is a member of the Association of American Universities, which lists the 62 leading public and private research universities in the country. It benefits the state with an estimated economic impact of \$8.3 billion annually.

RANKINGS

**BEST
BUY**

— Fiske Guide, 2019



TOP 30

ONLINE BACHELOR'S
— U.S. News & World Report, 2019

**BEST
VALUE**

— Princeton Review, 2019

#25
**PUBLIC RESEARCH
INSTITUTION**

— National Science Foundation

92%
**OF EMPLOYERS SAY
UA GRADUATES have the
skills to succeed on the job**

— Employer Satisfaction Survey

TOP 1%
**OUT OF 18,000
SCHOOLS**

— Center for World University Rankings

ENROLLMENT

45,217

Total Students Enrolled



35,233

Undergraduate



9,984

Graduate

“THE SOUTHWEST’S NEXT FOODIE DESTINATION”

NEW YORK MAGAZINE

CITY OF TUCSON DESIGNATED, “CITY OF GASTRONOMY”, BY UNESCO IN DECEMBER OF 2015.

Many factors were considered when UNESCO (United Nations Educational, Scientific and

Cultural Organization) labeled Tucson the “City of Gastronomy”, including but not limited to the rich agricultural history, large number of local foods and improvement efforts of food production made by the University of Arizona.

Since the designation was received, the City of Tucson has made an effort to attract award-winning chefs, restaurants using local ingredients and artisans dedicated to making Tucson foods, beers and spirits. In the past three years, there have been over **90 articles** covering the food scene in Tucson, which is currently valued at **\$29.5 million.**



LOCATION & MARKET SUMMARY - TUCSON

2ND | Largest city
in Arizona



40 | Municipal, Public and
Private Golf Courses



83°F | Average
Temperature



149 | Hotels



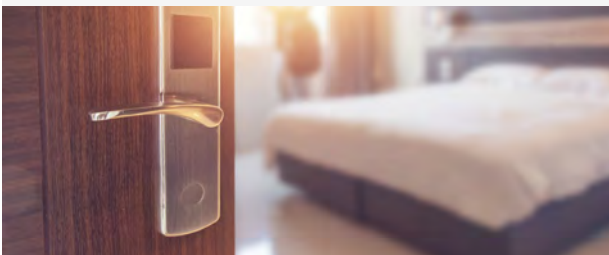
MUSEUM | Worlds largest non-
government funded air
and space museum



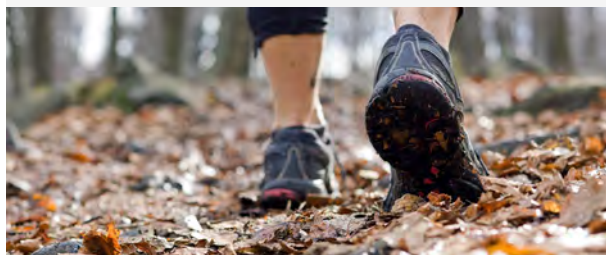
500 | Miles of dedicated
bike lanes



15,677 | Hotel Rooms



216 | Hiking Trails
listed on AllTrails



3,551,159 | Tucson
International Airport
(Enplanned/deplanned)

