



COMMERCIAL RETAIL ADVISORS, LLC

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TANQUE VERDE PLACE OFFICE CONDO FOR SALE



Property Description

Location: 7457 E. Tanque Verde Road
Tucson, AZ

Building Size: 1,650 SF Office Condo*

Sale Price: \$441,250.00 (\$267.42/SF)

Real Estate Taxes: \$8,067.85 (2022)

Parcel No: 114-60-0580

Zoning: C-1 City of Tucson

* Please do not disturb tenant - lease ends 12/31/23 (possibly sooner)

Demographic Highlights

2022 Estimates	1 Mile	3 Miles	5 Miles
Population:	10,781	86,806	230,408
Households:	5,479	42,655	106,002
Average HH Income:	\$99,761	\$85,864	\$86,299

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2010)

Highlights

- ◆ High income trade area.
- ◆ Newer office medical center.
- ◆ New building with ideal doctors office floor plan.
- ◆ Ample parking, two covered parking spaces available.
- ◆ Located at one of the busiest intersections in Tucson.
- ◆ Tanque Verde Road leads to the affluent Tanque Verde Valley residential area and Mt. Lemmon tourist area.
- ◆ Sabino Canyon Road leads to the affluent Catalina Foothills residential area and Sabino Canyon tourist area.
- ◆ Across from Morris Udall Regional Park.
- ◆ Sabino Canyon Road has been extended to tie into Kolb Road.

Traffic Count

Tanque Verde Road: 49, 925 VPD (2022)

(Source: Pima Association of Governments and ADOT)

For information, contact:
Craig Finrock, CCIM,CRX, CLS
Designated Broker
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The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyer/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. Commercial Retail Advisors, LLC represents the owner of the property in any transaction contemplated by this brochure and does not represent the tenant.

Tanque Verde Place

Tucson, Arizona



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TRADE AERIAL



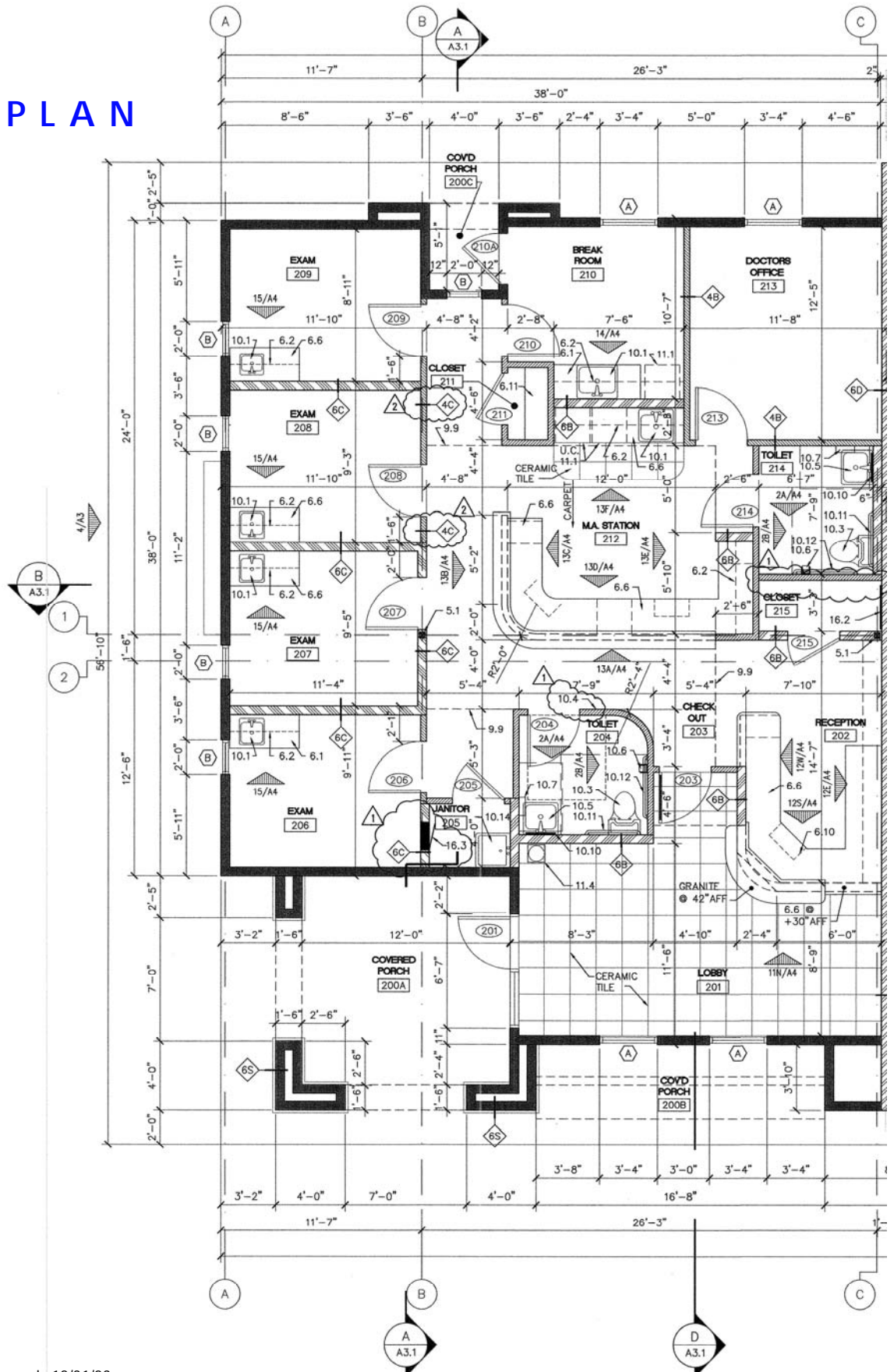
Tanque Verde Place

Tucson, Arizona



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FLOOR PLAN



Please do not disturb tenant - lease ends 12/31/23