

FOR SALE - NNN INVESTMENT DAVITA DIALYSIS / DESERT SPORTS & FITNESS



MARKET HIGHLIGHTS:

- Located in the heart of southwest Tucson at Interstate 19 and Ajo Way (aka SR 86).
- New expanded full diamond interchange.
- The trade area pulls from all of southwest Tucson including down to the US/Mexico border area, which is 60 miles to the south.
- 103,745 Residents in a 3-mile radius and 232,329 residents in a 5-mile radius.
- 107,646 cars per day on I-19 and 23,015 cars per day on Ajo Way (aka SR 86).

PROPERTY HIGHLIGHTS:

- Situated within Santa Cruz Plaza, anchored by Fry's Food & Drug Store, Burlington Stores, Boot Barn, Burlington Mattress, and Wells Fargo Bank.
- Other tenants include: GNC, Moonlight Nails, Allied Cash Advance, ARTE Salon & Barber, Sally Beauty, Ajo Podiatry, Affordable Dentures, Nationwide Vision, Cricket, Subway, and Tucson Family Medical Clinic.
- This center is one of the largest in the area with approximately 260,000 sq. ft. of retail space.
- Strong, seasoned credit tenants.
- Interstate Frontage, visibility.

PROPERTY INFORMATION:

Building B	
Location:	3662 – 3692 S 16th Avenue NEC of I-19 & Ajo Way (aka SR 86) Tucson, AZ
Building Size:	± 25,000 SF
Site Size:	± 93,315 SF
Parcel No.	119-18-089A
Year Built:	1985
Occupancy:	100%

FINANCIAL OVERVIEW:

Price:	\$3,199,000.00 (\$127.96/SF)
2020	
Scheduled NOI:	\$259,115.00
Cap Rate:	8.10%



EXCLUSIVELY REPRESENTED BY:

COMMERCIAL RETAIL ADVISORS, LLC

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**REQUEST MORE
INFORMATION**

***Please Do Not Disturb Tenants**

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