

Exclusively represented by

JERAMY PRICE

jprice@volkco.com

520.441.4771

VOLK
COMPANY
AVAILABLE
520-441-4771
JERAMY PRICE



**PLEASE DO NOT DISTURB TENANTS
SHOWING BY APPOINTMENT ONLY**

FEATURES

BUILDING SIZE	3,835 SF (Per Pima County Assessor)
RENTABLE SQUARE FOOTAGE	3,650 SF (Per Leases)
LAND SIZE	5,369 SF (Per Pima County Assessor)
SALE PRICE	\$575,000 (\$149.93 PSF)
ZONING	C-1 Tucson
PIMA COUNTY APN	112-06-2830
TAXES (2025)	\$6,899.03

TRAFFIC COUNTS

GRANT ROAD	27,129 AADT
CAMPBELL AVENUE	32,102 AADT

SOURCE: Pima Association of Governments 2025

HIGHLIGHTS

- Excellent visibility along Grant Road, Tucson's major east-west arterial in Tucson
- The Grant and Campbell intersection boasts high traffic counts, with nearly 60,000 cars passing daily
- Dense surrounding population with over 142,000 residents within 3-miles
- Roof coating done in 2024 and parking lot done in 2026
- Ideal for owner user or investor
- Owner/User opportunity to occupy one space and have income from other tenants

DEMOGRAPHICS **1-MILE** **3-MILES** **5-MILES**
(2025 Estimates)

Population	15,904	142,180	276,751
Avg Household Income	\$76,110	\$68,812	\$77,406
Total Employees	10,136	80,373	156,829

SOURCE: Applied Geographic Solutions/TIGER Geography, 11/2025

The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale - for illustration only. All sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown above are subject to modification by Landlord. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the property or adjacent areas.

CURRENT RENT ROLL

TENANT NAME	APPROX RENTABLE SF	LEASE EXPIRATION	GROSS RENT PER MONTH	RENT PSF	ANNUAL RENT
The Gathering Point Community Acupuncture	1,250	Month to Month	\$1,400.00	\$13.44	\$16,800.00
Straight to the Point	2,400	Month to Month	\$1,800.00	\$9.00	\$21,600.00
Totals	3,650		\$3,200.00		\$38,400.00
Occupied SF	100%				

PROJECTED RENT ROLL

TENANT NAME	APPROX RENTABLE SF	LEASE EXPIRATION	BASE RENT PER MONTH	RENT PSF	ANNUAL RENT
PROJECTED NET LEASE	1,250	04/30/2029	\$1,562.50	\$15.00	\$18,750.00
PROJECTED NET LEASE	2,400	04/30/2029	\$3,000.00	\$15.00	\$36,000.00
Totals	3,650		\$4,562.50		\$54,750.00
Occupied SF	100%				

PROJECTED INCOME & EXPENSE SUMMARY

INCOME

Base Rent	\$54,750.00
Total Rent	\$54,750.00

REIMBURSABLE EXPENSES

Insurance	\$1,740.00
Property Taxes	\$6,889.02
Roof Repair	\$150.00
Total Expenses	\$8,779.02

NOI	\$54,750.00
CAP RATE	9.5%

Why this deal:

- Month to month leases allow owner occupancy at closing (tenants would like to renew)
- Ability to occupy 1,250 SF or 2,400 SF and collect rent from a tenant
- Below market rents create upside for investor: Proforma cap rate at 9.5%



Campbell Ave 32,102 AADT

SUBJECT

Grant Rd 27,129 AADT



Traffic Count Source: Pima Association of Governments 2025





Campbell Avenue is a major arterial to the affluent Catalina Foothills

