

*Exclusively represented by*  
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**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 8.4%

**FEATURES**

<b>BUILDING SIZE</b>	3,835 SF (Per Pima County Assessor)
<b>RENTABLE SQUARE FOOTAGE</b>	3,650 SF (Per Leases)
<b>LAND SIZE</b>	5,369 SF (Per Pima County Assessor)
<b>SALE PRICE</b>	\$650,000 (\$169.49 PSF)
<b>ZONING</b>	C-1 Tucson
<b>PIMA COUNTY APN</b>	112-06-2830
<b>TAXES (2025)</b>	\$6,899.03

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

**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
- 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
<b>Totals</b>	<b>3,650</b>		<b>\$3,200.00</b>		<b>\$38,400.00</b>
<b>Occupied SF</b>	<b>100%</b>				

**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
<b>Totals</b>	<b>3,650</b>		<b>\$4,562.50</b>		<b>\$54,750.00</b>
<b>Occupied SF</b>	<b>100%</b>				

**PROJECTED INCOME & EXPENSE SUMMARY**

**INCOME**

Base Rent	\$54,750.00
<b>Total Rent</b>	<b>\$54,750.00</b>

**REIMBURSABLE EXPENSES**

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

<b>NOI</b>	<b>\$54,750.00</b>
<b>CAP RATE</b>	<b>8.4%</b>



Campbell Ave 32,102 AADT

Grant Rd 27,129 AADT

SUBJECT

Traffic Count Source: Pima Association of Governments 2025



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Campbell Avenue is a major arterial to the affluent Catalina Foothills

