

EXECUTIVE SUITES FOR SALE

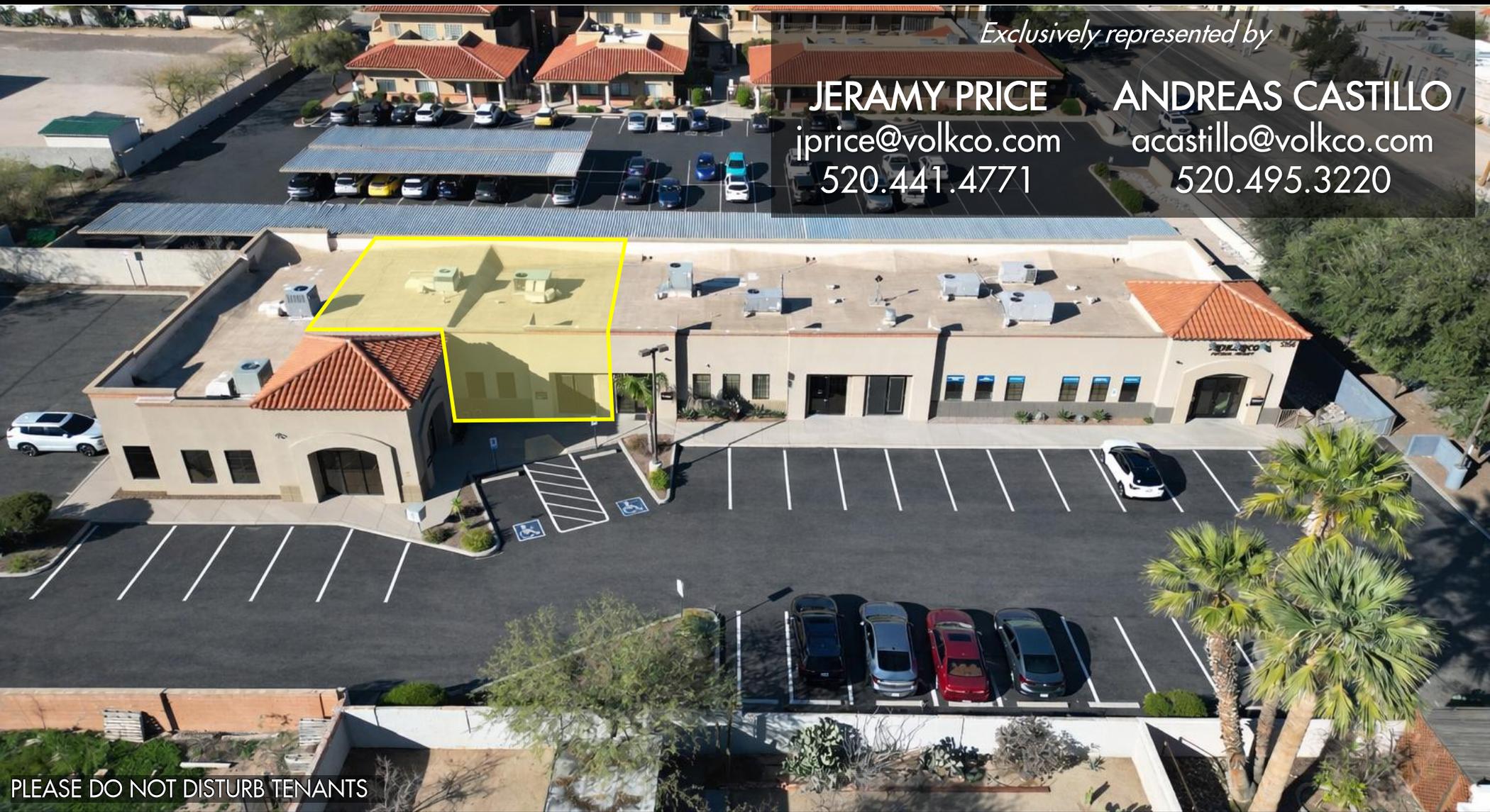
5956 East Pima St, Suite 130

Tucson, AZ

Exclusively represented by

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PLEASE DO NOT DISTURB TENANTS

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. 2/9/2026

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FEATURES

BUILDING SIZE	1,922 SF (Per Pima County Assessor)
LAND SIZE	1,936 SF (Per Pima County Assessor)
TOTAL RSF	1,232 SF (Per Owner, Excluding Common Areas)
SALE PRICE	\$549,000
PIMA COUNTY APN	121-07-483A
TAXES (2025)	\$4,821.09
ZONING	O-2 Tucson

HIGHLIGHTS

- Combination of eight private rooms, two restrooms, kitchen and waiting area
- One room remaining, available for immediate occupancy
- Ideal for an owner user
- Excellent parking (seal coat and striping to be done 2026)

DEMOGRAPHICS

(2025 Estimates)

	1-MILE	3-MILES	5-MILES
Population	14,122	110,581	258,126
Avg Household Income	\$71,855	\$86,386	\$91,404
Total Employees	11,609	59,309	104,007

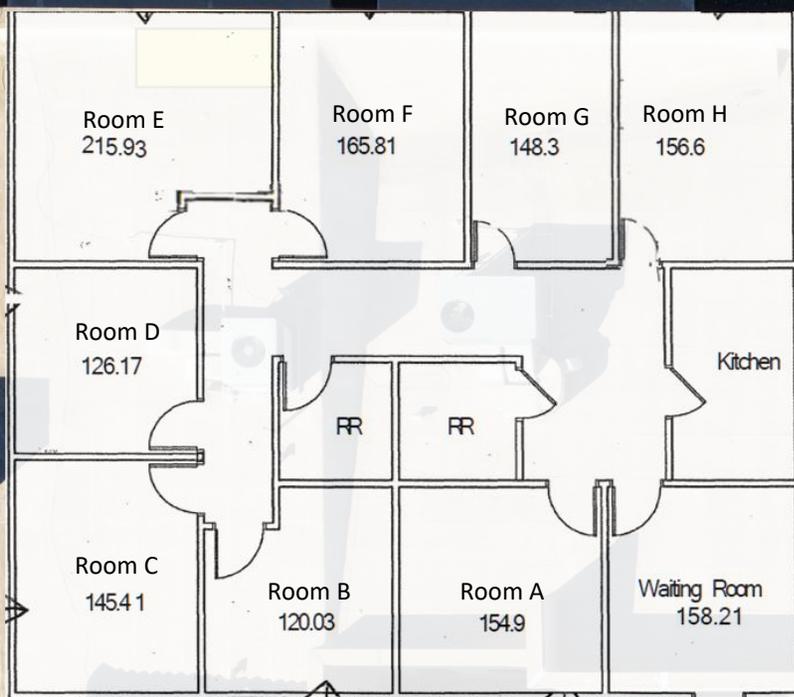
SOURCE: Applied Geographic Solutions/TIGER Geography, 05/2025

TRAFFIC COUNTS

PIMA STREET	19,544 AADT (2025)
CRAYCROFT ROAD	28,494 AADT (2024)
WILMOT ROAD	38,414 AADT (2024)

SOURCE: Pima Association of Governments

FLOOR PLAN & RENT ROLL



ROOM NUMBER	TENANT NAME	APPROX. RENTABLE SF	LEASE EXPIRATION	BASE RENT PER MONTH	ANNUAL RENT	SECURITY DEPOSIT
A	Barrette Counseling Services, LLC	155	8/31/2026	\$575.00	\$6,900.00	\$575.00
B	Simply Feet, LLC	120	8/31/2026	\$500.00	\$6,000.00	\$500.00
C	Gretchen Crawford, FNP	145	12/03/2026	\$600.00	\$7,200.00	\$600.00
D	Rick Leopold, LPC	126	Month to Month	\$450.00	\$5,400.00	\$400.00
E	Richard Muszynski, PhD	216	7/31/2028	\$895.00	\$10,740.00	\$800.00
F	Gretchen Crawford, FNP	165	12/19/2026	\$600.00	\$7,200.00	\$600.00
G	Healthy Minds Therapy LLC	148	7/31/2026	\$600.00	\$7,200.00	\$600.00
H	Vacant	157	-	-	-	-
Totals		1,232		\$4,920.00	\$50,640.00	\$4,775.00
Occupied SF		87%				<i>Per Owner</i>

*Not to scale – for illustration only.

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PROPERTY SUMMARY (Per Owner)

Sale Price	\$549,000
Actual NOI	\$32,360
Cap Rate	6%
Year Built	2000
Current Occupancy	87%

INCOME & EXPENSE SUMMARY (Projected)

INCOME

Collected Rent (7 Suites)	\$50,640.00
Proforma Rent (1 Suite)	\$8,400.00
Total Potential Rent	\$59,040.00

EXPENSES

Insurance	\$999.96
Property Taxes	\$4,800.00
Landscaping	\$780.00
Water	\$360.00
Power	\$4,080.00
Trash	\$1,080.00
WiFi	\$2,400.00
AC Service	\$600.00
Cleaning Service	\$2,940.00
Paper Goods	\$240.00
Total Expenses	\$18,279.96

PROFORMA NOI **\$40,760.04**



