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**J.G. Plaza West**  
**5975 W. Western Way Circle**  
**Tucson, AZ**

**\$1,775,000**

<b>Location:</b>	5975 W. Western Way Circle, Tucson, AZ 85713
<b>Building Size:</b>	20,072 SF
<b>Land Area:</b>	59,677 SF
<b>Number of Tenant Spaces:</b>	11
<b>Percentage Leased:</b>	86%
<b>Offering Price:</b>	\$1,775,000
<b>Cap Rate:</b>	9.5 %
<b>Parcel Number:</b>	212-23-762D
<b>2016 Taxes:</b>	\$18,922
<b>Zoning:</b>	CB-2, Pima County

**Location Features**

- Captive Surrounding residential community
- Excellent existing monument sign with additional building signage
- Signalized intersection - entrance into Tucson Estates
- CB-2 zoning, Pima County

*Exclusively Represented by:*  
**Tucson Realty & Trust Co.**  
**Frank Arrotta** C. 520.465.5291  
O. 520.577.7000

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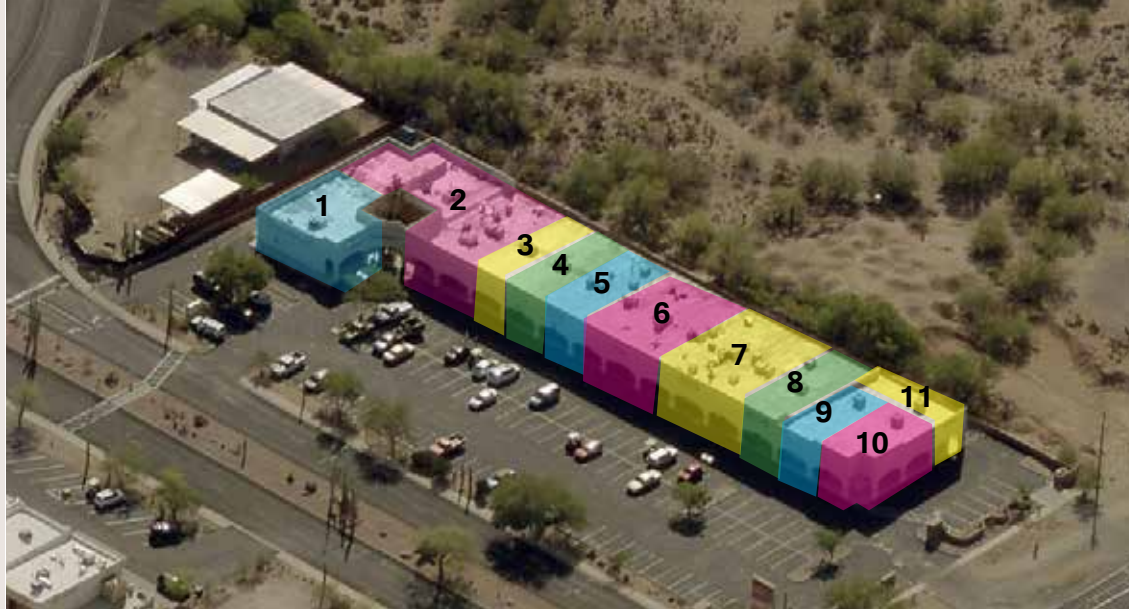
### Investment Highlights

- **Mult-Tenant Investment** - Property is located at the NWC of Kinney Road and Western Way Circle - the entrance to Tucson Estates
- **Strategic Location** - Directly adjacent Tucson Estates which is a well-established 1665 lot manufactured home community situated on the edge of the saguaro-studded Tucson Mountain Park just 15 minutes from downtown Tucson Arizona.
- **Current NOI** - Low price per square foot investment property with excellent cash flow based on current income
- **Tremendous NOI Growth** - With the lease-up of vacant space, the re-leasing of below-market rent suites as leases expire, embedded rent increases and stabilized tenancy will all contribute to the growth of Net Operating Income.
- **High Historical Occupancy** - 86% occupancy level, 67% of center is leased to tenants operating at the property for 10+ years.



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Space	Square Feet	Tenant
1	2096	Southwest Gun & Gold
2	4776	Brat's Bar & Grill
3	840	Vacant
4	1560	J.J. Cooper's Diner
5	1200	Queen Donuts
6	3136	Tina's Country Market
7	2864	House of Cheng
8	1200	Vacant
9	800	Top Hat Estate Sales
10	800	
11	800	Vacant

### Demographics

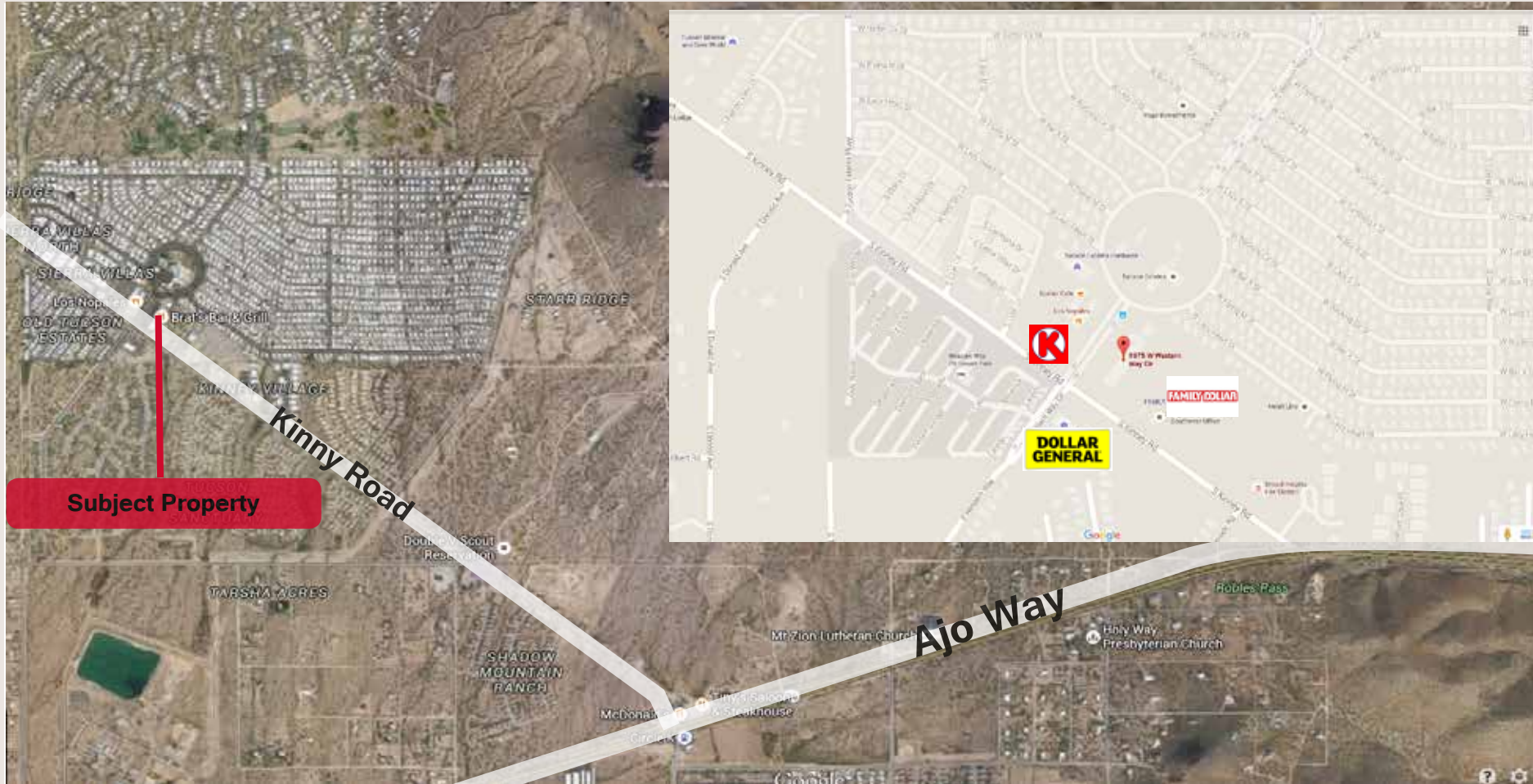
Population	1 Mile	2 Mile	3 Mile
2015 Total Population	5,588	9,443	15,323
2020 Population	5,824	9,730	15,685
Pop Growth 2015-2020	4.22%	3.04%	2.36%
Average Age:	58.30	49.90	45.30
Households			
2015 Total Housholds	2,804	4,100	6,075
HH Growth 2015-2020	4.49%	3.39%	2.57%
Median Houshold Inc:	\$44,174	\$46,168	\$47,061
Avg Household Size:	2.00	2.30	2.50
2015 Avg HH Vehicles:	1.00	2.00	2.00
Housing			
Median Home Value:	\$84,683	\$94,444	\$104,634
Median Year Built:	1979	1983	1986



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Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.

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**Surrounding Area Businesses:**

- Circle K
- Dollar General
- Family Dollar
- McDonalds
- Bank of the West
- Tucson Estates Hardware

**Attractions in the area:**

- Old Tucson Studios
- Arizona-Sonora Desert Museum
- Double V Boy Scout Reservation
- Tucson Mountain Park Rifle & pistol Range

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