



Tucson Realty & Trust Co.

Southwest Expertise, Global Capability

333 N. Wilmot Rd., Ste 340

Tucson, AZ 85711

520-577-7000

www.tucsonrealty.com

Owner/User/Investor Property Available For Sale or Lease



Office / Medical Office 7265 E Tanque Verde

Do Not Disturb Tenant

The Subject Property, 7265 E Tanque Verde Rd, is located East of the Tanque Verde/ Sabino Canyon intersection in Northeast Tucson. It is across from Udall Regional Park and just east of the new Sabino Canyon Rd Bypass. Commercial properties in the immediate area are a mixture of medical/office and retail users.

The property is made up of block construction and was built in 1999. It is a two tenant Medical/Dental office building.

The building is approx 6,056 SF

The approximately 4,316 square foot medical office, which is now available, is built out with 10 exam rooms, 3 doctor offices, a business office, a break room and 3 restrooms.

The approximately 1,740 square foot dentist office has 3 exam rooms, 2 restrooms and 2 labs. The dental lease expires on 5/1/19.

There is a 5 year option and the dentist will likely exercise his option.

Specifications

Sale Price:	\$908,400.00 (\$155.00 SF)
Lease Rate:	\$18.50 Modified Gross
Address:	7265 E Tanque Verde 85715
Parcel Number:	114-46-9360
Property Taxes:	\$27,788.84 (2017)
Building Size:	± 6,056 SF space
Medical Office:	± 4,316 SF space
Dental Office:	± 1,740 SF space
Lot Size:	Approx. 30,046 SF
Zoning:	C-1, City of Tucson
Parking:	25 surface and 10 covered available
Signage:	Shared Monument Sign
Traffic Count	Tanque Verde Rd: 52,000 VPD (2016) Source: CoStar 2017

Exclusively Represented by:

Tucson Realty & Trust Co.

Pat Darcy

Retail Division Head

Office 520-618-5324

FOR SALE or LEASE



Tucson Realty & Trust Co.

Southwest Expertise, Global Capability

333 N. Wilmot Rd., Ste 340

Tucson, AZ 85711

520-577-7000

www.tucsonrealty.com

FOR SALE or LEASE



Demographics*	1-Mile	3-Mile
Est. Pop. (2017):	10,054	86,693
Est. Avg. HH Income (2017):	\$69,565	\$62,185
Traffic Count:	Tanque Verde Rd	52,000 VPD (2016)

*CoStar

Exclusively Represented by:

Tucson Realty & Trust Co.

Pat Darcy

Retail Division Head

Office 520-618-5324

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.



Tucson Realty & Trust Co.

Southwest Expertise, Global Capability

333 N. Wilmot Rd., Ste 340

Tucson, AZ 85711

520-577-7000

www.tucsonrealty.com

FOR SALE or LEASE



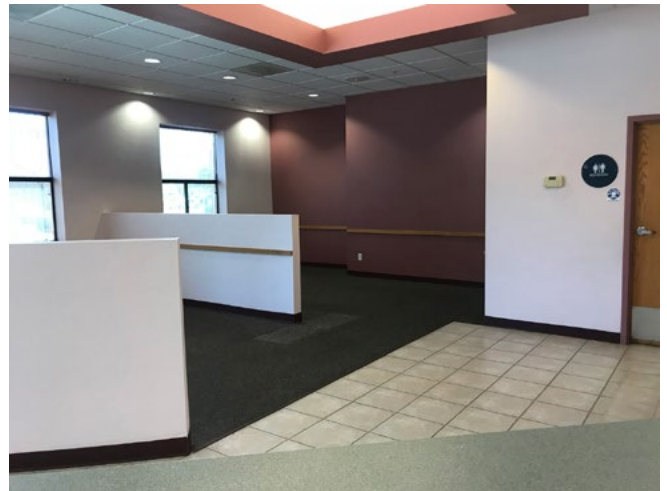
Exam Room



Exam Room



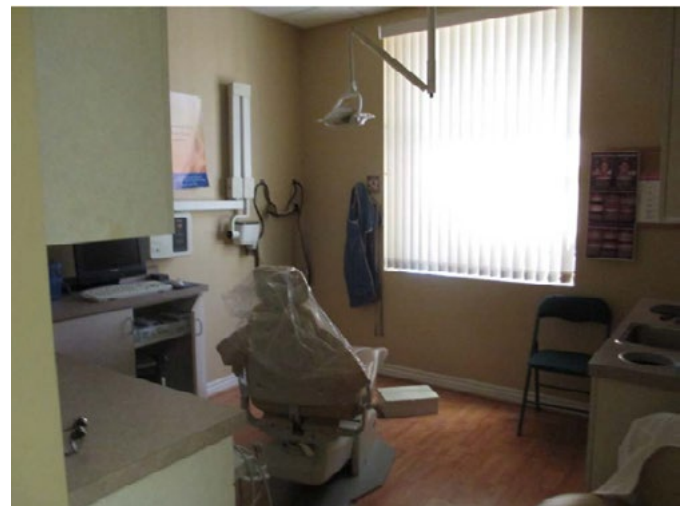
Reception Area



Reception Area



Monument Sign



Dental Exam Room

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.