



Each office independently owned and operated

**FOR SALE**

OFFICE BUILDING

# ORACLE OFFICE PLAZA

5501 N ORACLE RD, TUCSON, AZ 85704

**RE/MAX EXCALIBUR**

6640 North Oracle Road #130

Tucson, AZ 85704

800.944.3694

EXCALIBURREALESTATE.COM

PRESENTED BY:

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Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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## PROPERTY INFORMATION

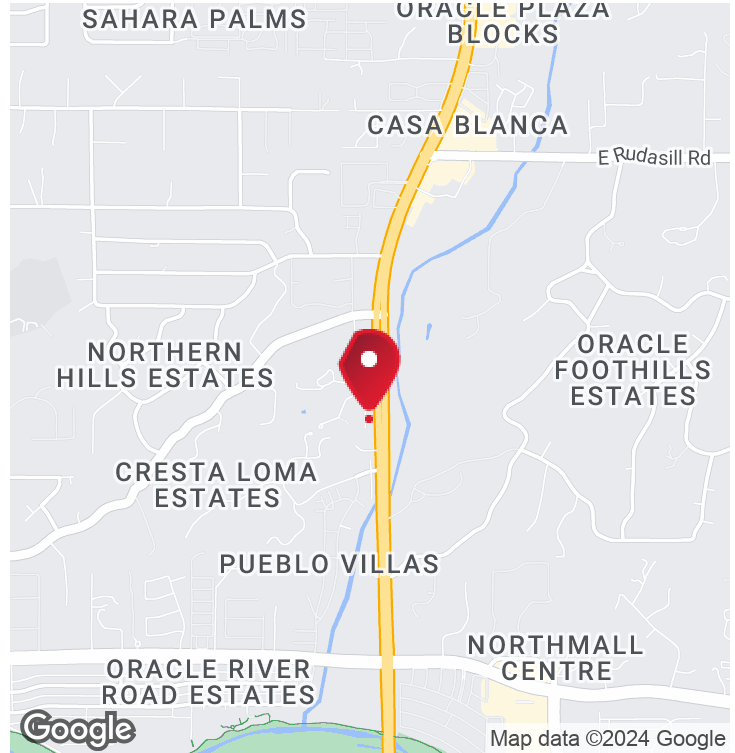
### IN THIS SECTION

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$2,125,000
Building Size:	15,975 SF
Available SF:	
Lot Size:	1.75 Acres
Number of Units:	9
Price / SF:	\$133.02
Cap Rate:	6.89%
NOI:	\$146,438
Year Built:	1979
Zoning:	TR

## PROPERTY OVERVIEW

Investment opportunity. Ability to be hands off with established property management taking care of the day to day operations. Multiple tenants occupying smaller suites reduces the risk of vacancy. 100% occupied and ready for a new owner to enjoy the income stream.

## PROPERTY HIGHLIGHTS

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# PROPERTY DESCRIPTION

## PROPERTY DESCRIPTION

Investment opportunity. Ability to be hands off with established property management taking care of the day to day operations. Multiple tenants occupying smaller suites reduces the risk of vacancy. 100% occupied and ready for a new owner to enjoy the income stream.

## LOCATION DESCRIPTION

Visiblty on Oracle Rd. a major artery that connects down town Tucson to the Foothils and Oro Valley. Just north of River Rd, a major east/ west corridor.

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# //COMPLETE HIGHLIGHTS

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## LOCATION INFORMATION

### IN THIS SECTION

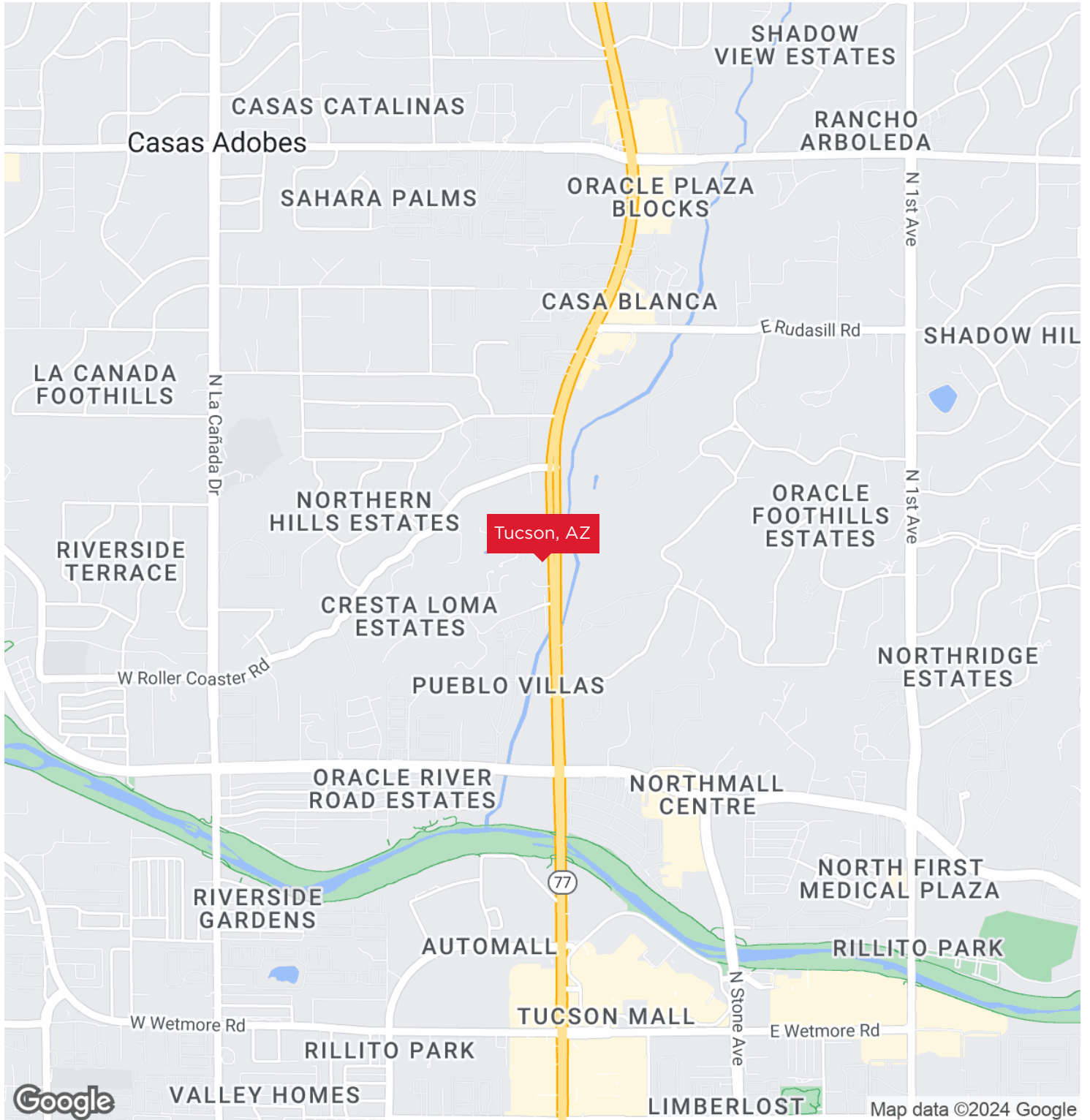
REGIONAL MAP

LOCATION MAP

AERIAL MAP

SITE PLANS

# REGIONAL MAP



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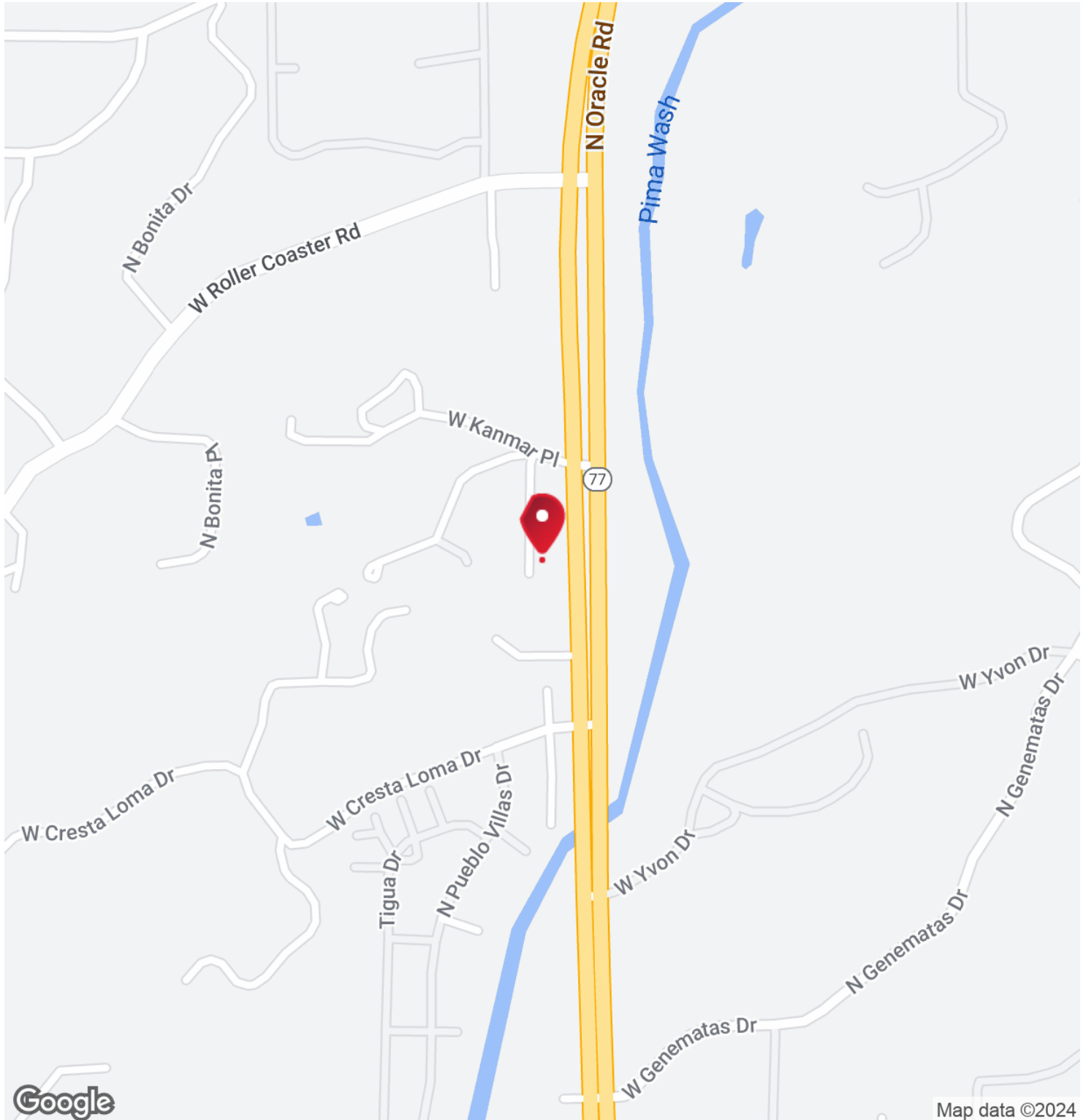
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# LOCATION MAP



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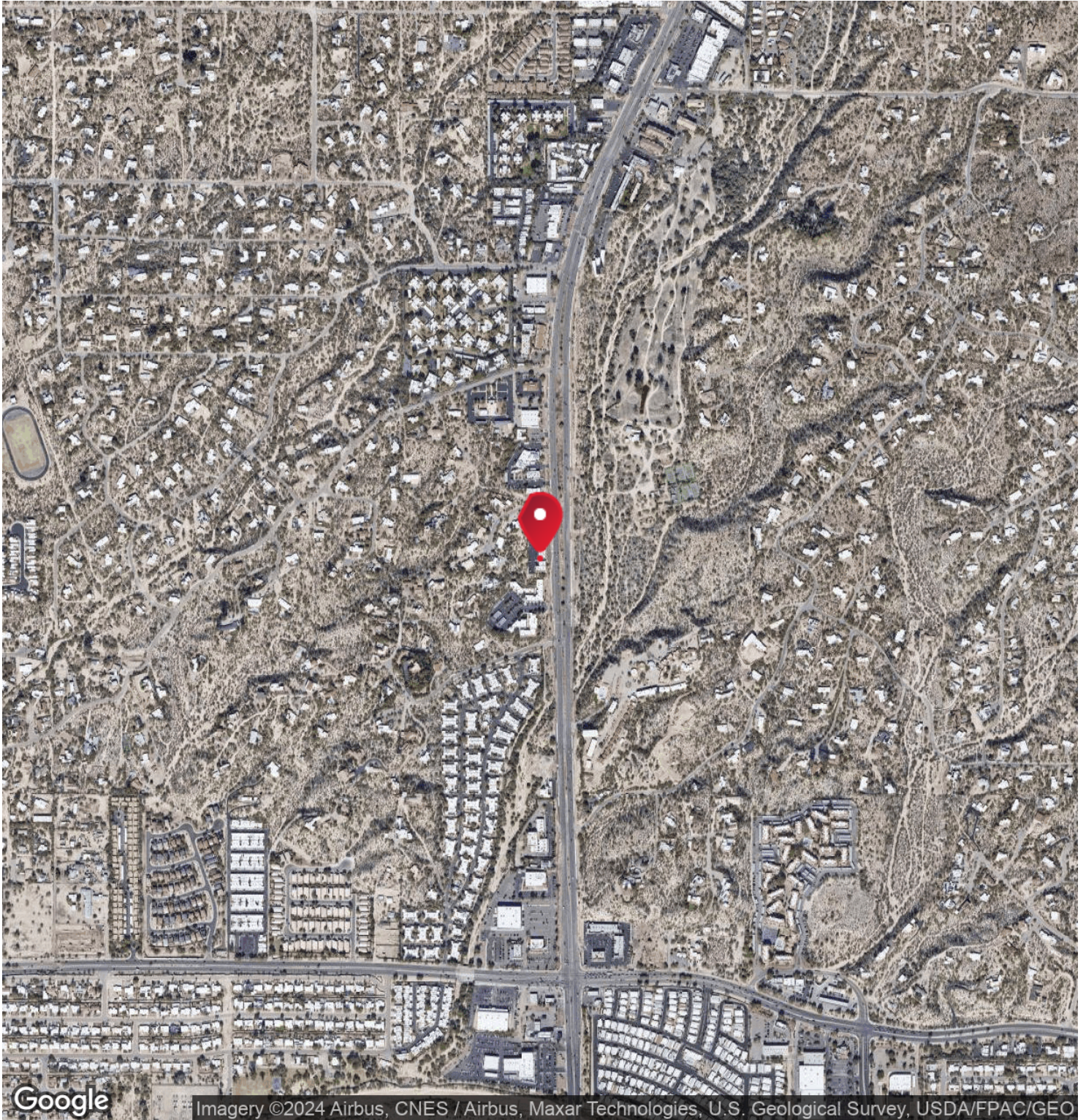
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# AERIAL MAP



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# /SITE PLANS



It turns out, you don't have any Site Plans Published!

(be sure to add site plans in the [Media Tab](#) or  
"Publish on Website and Docs" in the [Plans Tab](#))

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## FINANCIAL ANALYSIS

### IN THIS SECTION

FINANCIAL SUMMARY

INCOME & EXPENSES

RENT ROLL

# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

Price	\$2,125,000
Price per SF	\$133
Price per Unit	\$236,111
CAP Rate	6.89%

## OPERATING DATA

Net Operating Income	\$146,439
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## FINANCING DATA

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# //INCOME & EXPENSES

## INCOME SUMMARY

GROSS INCOME	\$0
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## EXPENSES SUMMARY

OPERATING EXPENSES	\$0
--------------------	-----

NET OPERATING INCOME	\$146,439
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# RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ANNUAL RENT	LEASE END
101	Tensegrity	2,985 SF	18.69%	-	1/31/2027
111	Pure Infusions	1,823 SF	11.41%	-	6/30/30
125	Congregation Beit Simcha	2,253 SF	14.10%	-	12/31/2024
131	Bay Equity	1,336 SF	8.36%	-	10/31/2026
141	James L. Davenport II DDS	1,018 SF	6.37%	-	8/31/2025
145	Jasmine Ibanez, dba Farmers Insurance	682 SF	4.27%	-	5/31/2025
151	Melissa Royal, dba Beauty Mark Studios	1,510 SF	9.45%	-	4/30/2026
161	Allure Medical LLC	2,707 SF	16.95%	-	8/31/2028
171	Allure Medical LLC	1,658 SF	10.38%	-	9/30/2028
TOTALS		15,972 SF	99.98%	\$0	
AVERAGES		1,775 SF	11.11%		

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# SALE COMPARABLES

## IN THIS SECTION

SALE COMPS

SALE COMPS MAP & SUMMARY

# SALE COMPS



It turns out, you don't have any Comps Selected!

(click " **Edit Lease Comps**" in the Page Edit Bar)

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# SALE COMPS MAP & SUMMARY



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(click "  **Edit Sale Comps**" in the Page Edit Bar)

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# LEASE COMPARABLES

## IN THIS SECTION

LEASE COMPS

LEASE COMPS MAP & SUMMARY

# //LEASE COMPS



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# //LEASE COMPS MAP & SUMMARY



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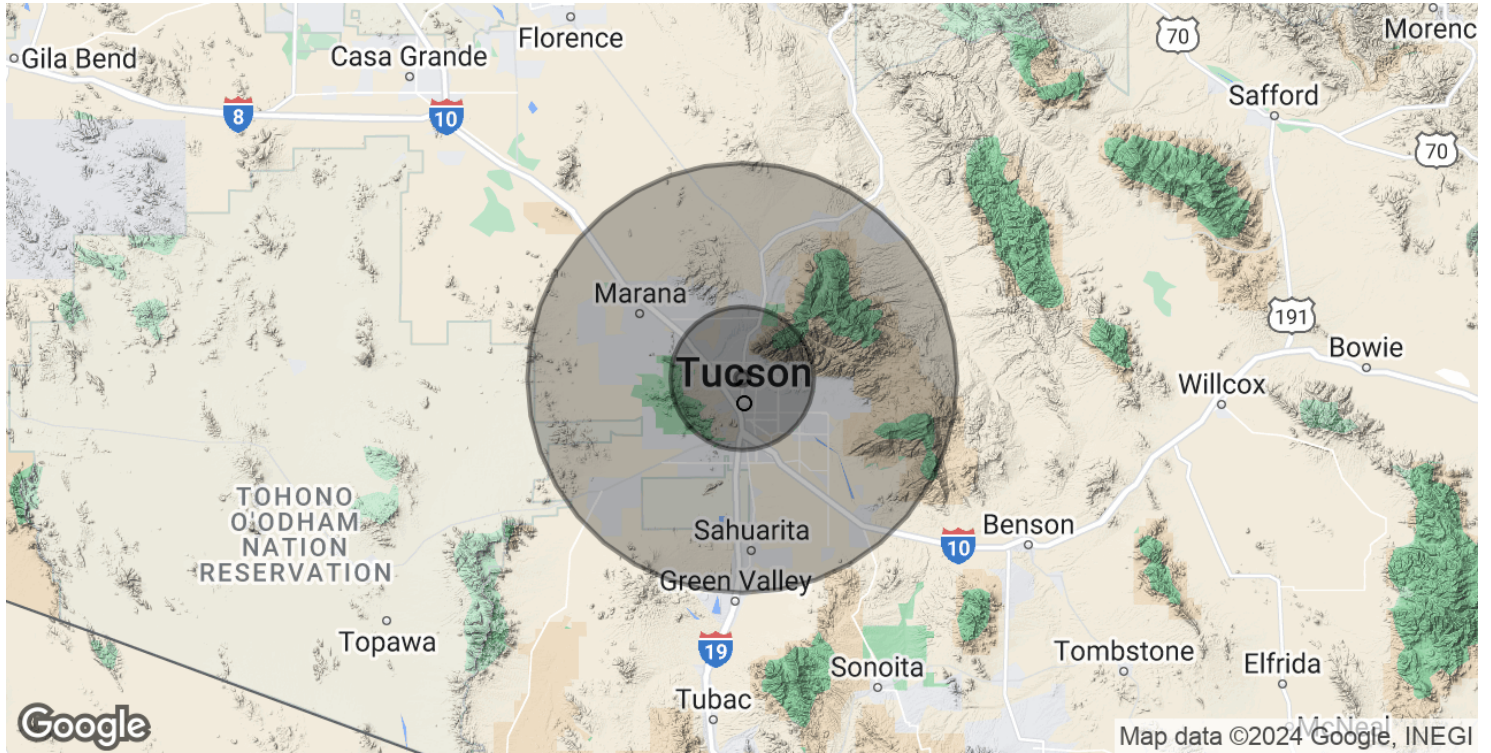
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## DEMOGRAPHICS

### IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

# DEMOGRAPHICS MAP & REPORT



## POPULATION

### 1 MILE

### 10 MILES

### 30 MILES

Total Population	7,213	531,085	1,027,858
Average Age	41.1	40.1	40.3
Average Age (Male)	39.4	38.9	39.0
Average Age (Female)	43.3	41.5	41.1

## HOUSEHOLDS & INCOME

### 1 MILE

### 10 MILES

### 30 MILES

Total Households	3,930	253,644	454,612
# of Persons per HH	1.8	2.1	2.3
Average HH Income	\$63,908	\$66,609	\$68,013
Average House Value	\$243,534	\$219,341	\$210,891

\* Demographic data derived from 2020 ACS - US Census

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## ADVISOR BIOS

### IN THIS SECTION

ADVISOR BIO 1

# //ADVISOR BIO 1

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