

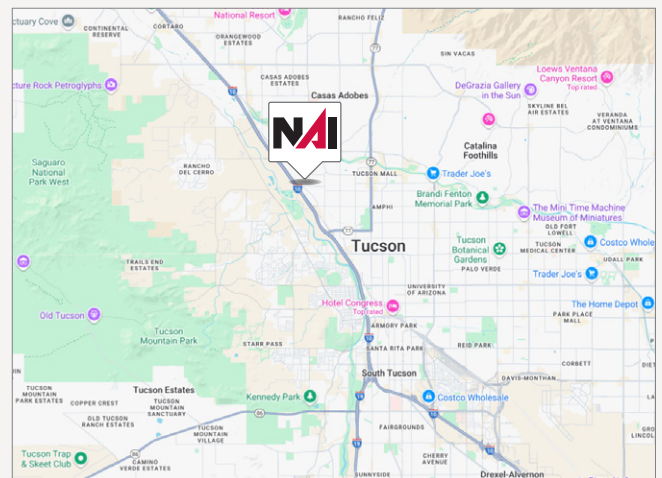


## 2200 W La Osa Street Tucson, Arizona 85705

### Property Features

- Single Tenant Industrial/Multiple Use Property
- Formerly occupied by Intelligent Design HVAC
- Great trade area position
- Lots of newly remodeled office space
- Plenty of indoor and outdoor storage area
- Close proximity to I-10
- Built out call center

Year Built	1966
Available SF	8,260 SF
Land Size	0.76 AC
Zoning	MU
Parcel #	103-06-0070



Demographics	1 Mile	3 Miles	5 Miles
Median Age	40.5	41.0	38.0
Population	7,444	72,750	188,285
Average HH Income	\$64,916	\$75,570	\$81,676

Traffic Counts	VPD
N La Cholla Blvd	23,000
W Wetmore Rd	11,446

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## Photos



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## Aerial Map



### Economic Terms

Purchase Price	\$1,285,000
Lease Rate	\$12.25/SF/NNN

T24-04-030

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