



OFFERED AT \$3,699,000 - \$75/SF

7202 EAST ROSEWOOD

NEAR KOLB ROAD + SPEEDWAY BOULEVARD
TUCSON, AZ

OWNER-USER OPPORTUNITY
WITH IN-PLACE INCOME

OFFERING MEMORANDUM

VAST COMMERCIAL

REAL ESTATE SOLUTIONS

OFFERING INTRODUCTION

Vast Commercial Real Estate Solutions (VAST) is pleased to introduce 7202 East Rosewood Street in Tucson, AZ (the "Property") to market for sale. This beautiful two-story executive office building/corporate headquarters is located off Kolb Road between Broadway and Speedway Boulevards in Gateway Center in East Tucson. The property features high-design spaces with tall ceilings, natural light, upgraded finishes, and more. An HVAC chiller serves the entire building.

The Property was built in 1986 and is situated in a prime area in the East Tucson submarket. It is surrounded by shopping, restaurants, banks, and other businesses and services, and is located minutes from Park Place Mall, St. Joseph's Hospital, and Tucson Medical Center. Ample surface and covered parking is available.

The property is currently 56.62% occupied, with 20,496 SF vacant today. In addition, seller indicates AHCCCS will be vacating Oct. 31, 2026, creating a path to roughly 38,410 SF of near-term availability for an owner-user, medical user, educational operator, nonprofit, or institutional user.

Offering Summary

Total Square Feet	49,237
Current Occupancy	56%
Available Immediately	20,496 SF
Available November 1, 2026	17,914 SF
Available January 1, 2027	8,842 SF
Opportunity to renew 8,842 SF exists with National Youth Advocate Program	
In-Place Rental Income	\$50,350/month



PROPERTY DESCRIPTION



LOCATION / SITE

7202 East Rosewood Street
Gateway Center
Tucson, AZ 85710

The property site is located on the south side of Rosewood Street, just east of Kolb Road in the city of Tucson, AZ.

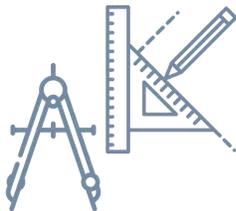
Parcel No.
133-23-1480



TRAFFIC COUNTS

N Kolb Rd	38,931 CPD (2022)
E Speedway Blvd	38,203 CPD (2022)

(Source: Arizona Department of Transportation)



BUILDING / LAND AREA

The subject consists of:
49, 237 SF on 3.68 acres of land.



CONSTRUCTION / ZONING

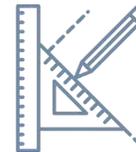
7202 E Rosewood St was built in 1986.

Per City of Tucson, the subject site is zoned PAD-3 (Planned Area Development Zoning).



ACCESS

Access points into the building site include three (3) entrances: one (1) from Rosewood Street, and two (2) from Finance Center Drive.



PARKING

163 uncovered parking spaces
53 covered parking spaces

7202 E ROSEWOOD

VAST COMMERCIAL
REAL ESTATE SOLUTIONS

NEIGHBORHOOD - AERIAL VIEW



© 2023 VAST COMMERCIAL REAL ESTATE SOLUTIONS, LLC. ALL RIGHTS RESERVED. THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES THAT ARE BELIEVED TO BE RELIABLE BUT HAS NOT BEEN VERIFIED FOR ACCURACY OR COMPLETENESS. IF THIS INFORMATION IS MATERIAL TO YOU, YOU ARE ADVISED TO VERIFY ALL INFORMATION INDEPENDENTLY; ANY RELIANCE ON THIS INFORMATION IS SOLELY AT YOUR OWN RISK.

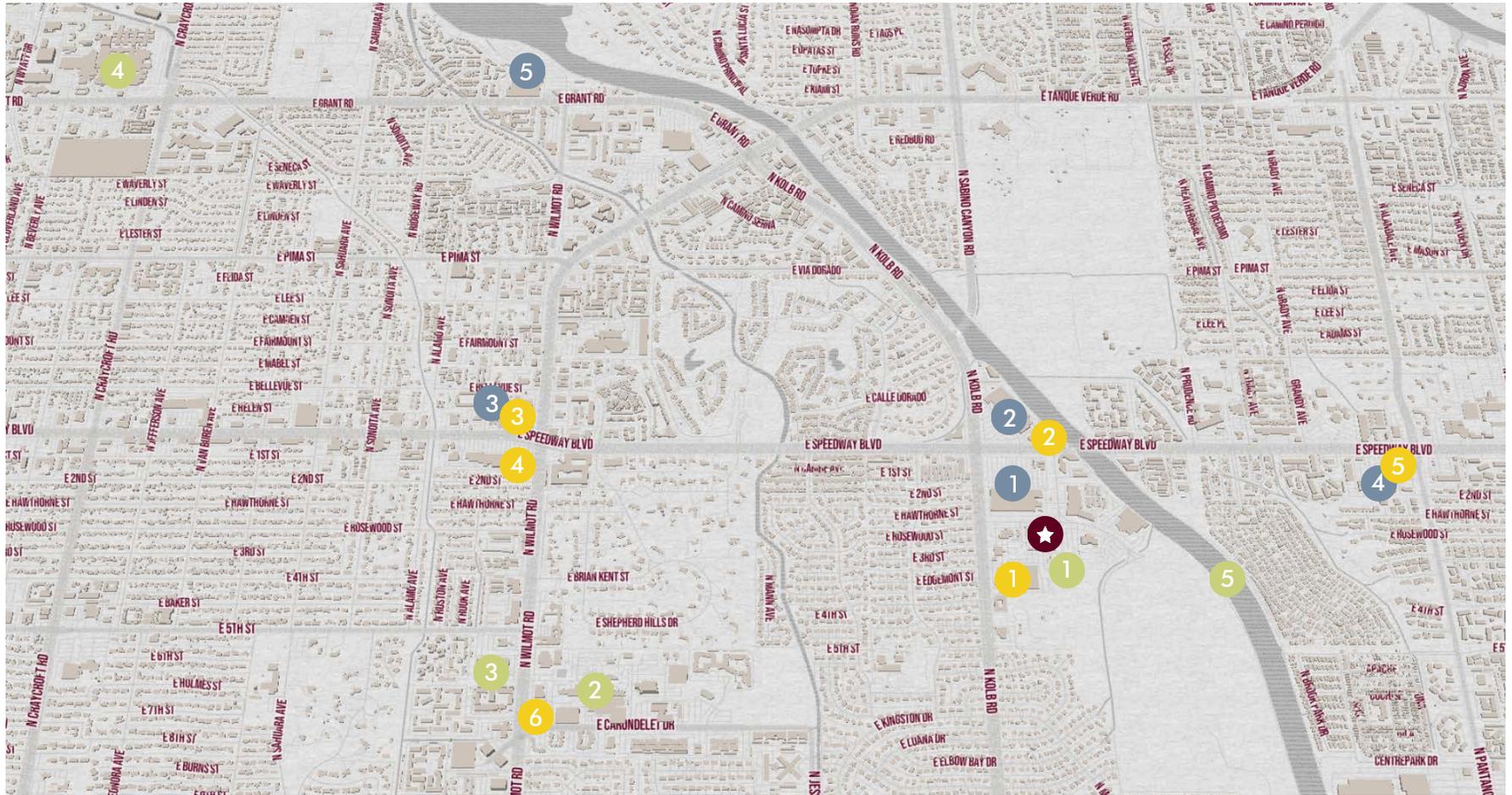


ROB FISCHRUP
rob@vasttucson.com

ERIC LAMB
eric@vasttucson.com

520-624-9400

AMENITIES MAP



★ 7202 E Rosewood St

RETAIL + GROCERY

- 1 Walmart
- 2 Lowe's Home Improvement
- 3 Trader Joe's
- 4 Fry's Food & Drug
- 5 Costco Wholesale

DINING

- 1 Guadalajara Fiesta Grill
- 2 First Watch
- 3 Starbucks
- 4 Beyond Bread
- 5 Starbucks
- 6 Bisbee Breakfast Club

MEDICAL

- 1 Cornerstone Specialty Hospitals
- 2 St. Joseph's Hospital
- 3 The University of Arizona Medical Center
- 4 Tucson Medical Center

7202 E ROSEWOOD

VAST COMMERCIAL
REAL ESTATE SOLUTIONS

FLOOR PLAN - FIRST FLOOR



ROB FISCHRUP
rob@vasttucson.com

ERIC LAMB
eric@vasttucson.com

520-624-9400

7202 E ROSEWOOD

VAST COMMERCIAL
REAL ESTATE SOLUTIONS

FLOOR PLAN - SECOND FLOOR

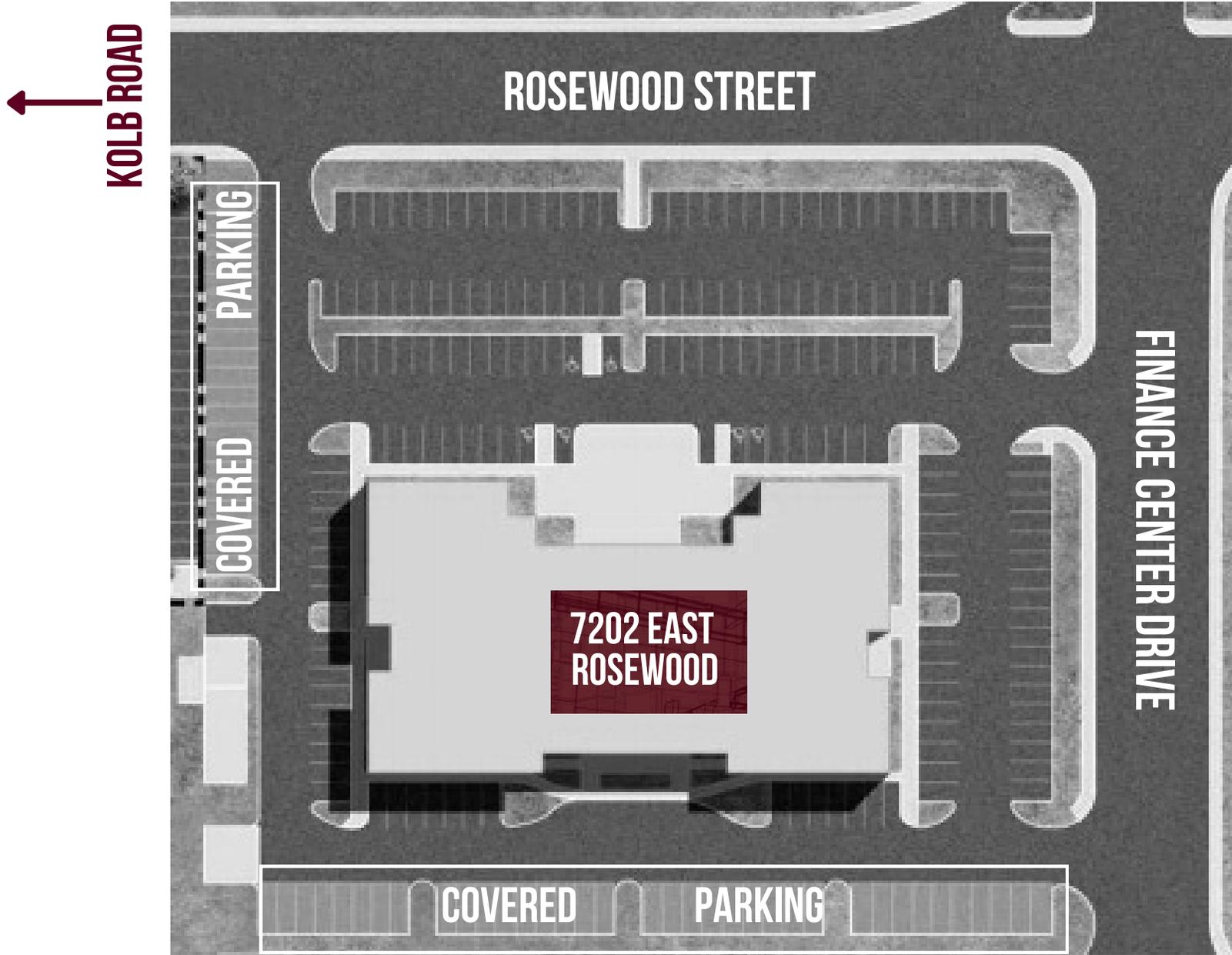


ROB FISCHRUP
rob@vasttucson.com

ERIC LAMB
eric@vasttucson.com

520-624-9400

SITE PLAN



7202 E ROSEWOOD

VAST COMMERCIAL
REAL ESTATE SOLUTIONS

PHOTOS



ROB FISCHRUP
rob@vasttucson.com

ERIC LAMB
eric@vasttucson.com

520-624-9400