

PASTIME CASITAS FOR SALE



3 DUPLEXES | 6 MULTIFAMILY UNITS

311 WEST PASTIME ROAD
TUCSON, ARIZONA 85705

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EXECUTIVE SUMMARY

Pastime Casitas is a six-unit multifamily property comprised of three freestanding duplexes on a gated, well-maintained parcel. The low-density layout functions more like individual homes than traditional apartments — a rare configuration among Tucson's small-multifamily inventory. Compared to much of the surrounding stock, the property benefits from comparatively newer construction and a Southwestern architectural character that fits perfectly into the Tucson desert.

The asset is strategically located approximately seven minutes from I-10 and roughly ten minutes from the University of Arizona campus, providing convenient access to major employment, retail, and transportation corridors. Proximity to the Tucson Mall, national retailers, and daily-needs amenities further supports tenant demand while maintaining a residential feel.

PROPERTY OVERVIEW

OFFERING SUMMARY

SALE PRICE **\$950,000**

SIZE (GBA) **3,980 SF**

PARKING **10 UNCOVERED SPOTS**

PROPERTY HIGHLIGHTS

- **Tucson's Needle-in-a-Haystack** — Three freestanding duplexes that live like individual homes, offering privacy, space, and a residential experience rarely found in Tucson's multifamily inventory
- **Highly Rentable Configuration** — A balanced mix of 1-bed and 2-bed units with private entries and outdoor areas that drive strong tenant demand and stable year-round performance
- **Immediate Operational Upside** — Month-to-month tenants make it easy to improve operations today, with the option to pursue cosmetic upgrades later. Newer construction and solid systems keep any value-add straightforward
- **Clean, Cohesive Presentation** — A modern duplex community with consistent upgrades and a more appealing aesthetic than the older Tucson stock with which it competes.
- **Strategic Central Location** — Minutes from employment, retail, and the U of A corridor, yet still set within a quiet residential pocket that supports long-term retention and reduces school-year turnover and overall wear on the asset

PARCEL NUMBER: 106-02-2280



UNIT MIX	UNITS	AVG SF
1 Bed/1 Bath	4	620
2 Bed/1 Bath	2	750
Totals	6	

RENTAL INCOME		EXPENSES	
Unit 1 (1B/1Bath)	\$1,200.00 **	Water/Sewer/Trash/Internet (Per Unit)	\$9,000.00 (\$125/unit/mo)
Unit 2 (1B/1Bath)	\$1,200.00	Electric (Unit #1 Only)	\$600.00 (\$50/mo)
Unit 3 (1B/1Bath)	\$1,200.00	2025 Property Tax	\$3,166.25
Unit 4 (1B/1Bath)	\$1,200.00	Contract Services	\$3,600.00 (\$600/unit/yr)
Unit 5 (2B/1Bath)	\$1,550.00	Insurance	\$2,400.00 (\$400/unit/yr)
Unit 6 (2B/1Bath)	\$1,350.00	Property Management (5% of Net Effective Rent)	\$4,360.50
Monthly Gross	\$7,650.00	Repairs & Maintenance	\$4,500.00 (\$750/unit/yr)
Annual Gross	\$91,800.00	Total Expenses	\$27,627.02
Vacancy Loss (5%)	\$4,590.00		
Net Effective Income	\$87,210.00	NOI	\$59,583
		Operating Costs to Net Effective Income (Ratio)	31.70%

** Unit is vacant but prepaid until 5/2026

PROPERTY IMAGES

311 WEST PASTIME ROAD
TUCSON, ARIZONA 85705



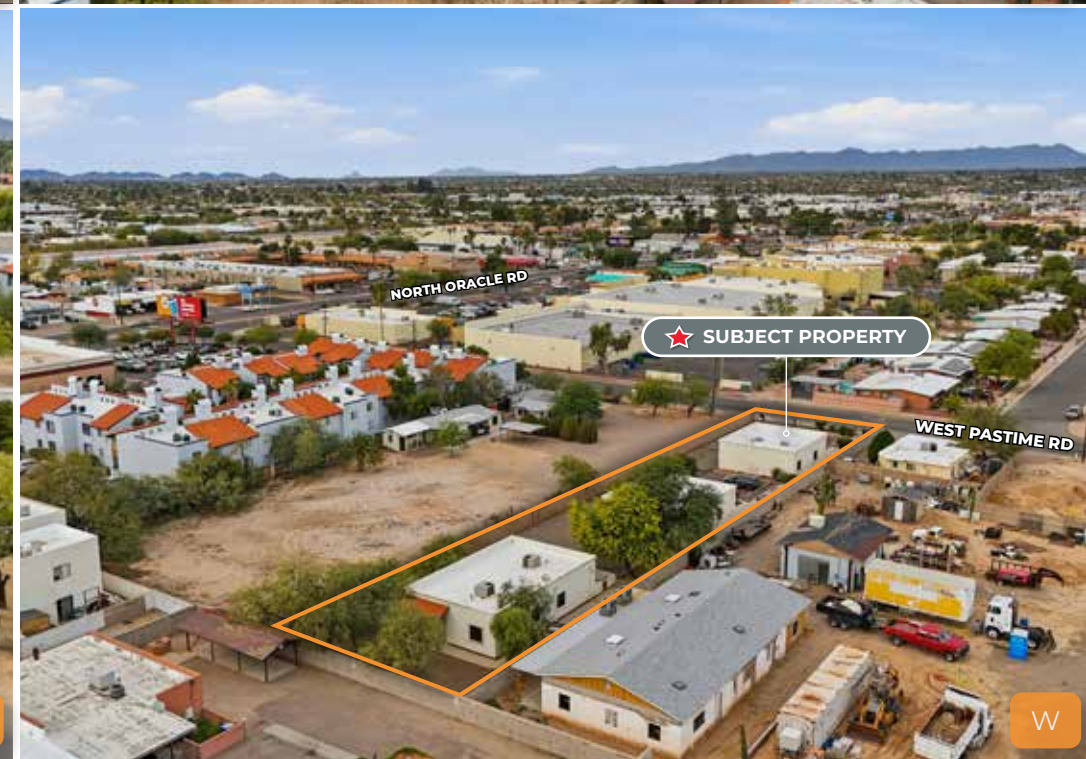
INTERIOR IMAGES

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AERIAL VIEWS

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TUCSON, ARIZONA



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Tucson is a vibrant desert city anchored by the University of Arizona, one of the region's primary economic and cultural drivers. The city offers a laid-back, lifestyle-oriented environment supported by steady demand from education, healthcare, defense, and research institutions.

Residents benefit from proximity to neighborhood retail corridors, outdoor recreation, and a lower cost of living relative to larger Southwest metros. With convenient access to Interstate 10 and established employment nodes, Tucson continues to attract renters and investors alike, seeking affordability, character, and a distinctly Southwestern quality of life.



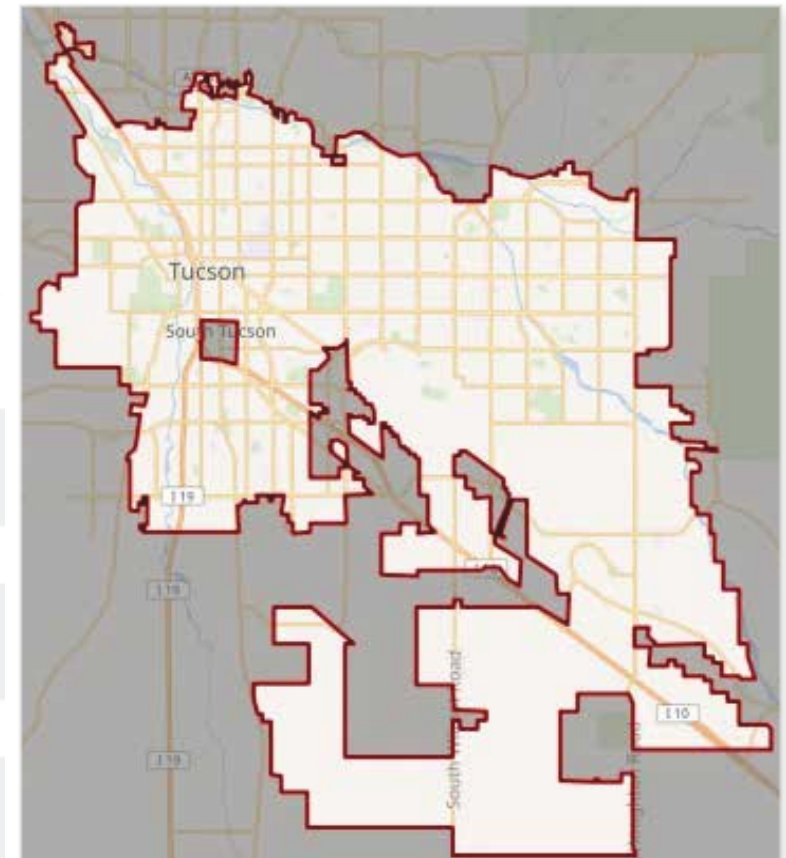
5 MILE DAYTIME POPULATION
230,095



5 MILE AVG HOUSEHOLD INCOME
\$69,707

2025 DEMOGRAPHICS (CoStar)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	17,254	108,454	230,095
Employees:	9,920	62,395	163,359
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	8,048	49,074	104,941
Average Size:	2.1	2.0	2.1
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	\$41,920	\$58,883	\$69,707
Annual Retail Expenditure:	\$157.16 M	\$1.17 B	\$2.79 B



PROXIMITY LOCATION

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PROXIMITY TO MAJOR SITES

INTERSTATE 10

3.5 MILES, 6 MINUTE DRIVE

DOWNTOWN TUCSON

4 MILES, 10 MINUTE DRIVE

HISTORIC FOURTH
AVENUE

4 MILES, 10 MINUTE DRIVE

UNIVERSITY OF ARIZONA
TUCSON CAMPUS

4.5 MILES, 12 MINUTE DRIVE

AERIAL MAP

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ORION Investment Real Estate

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ORION Investment Real Estate is an investment sales brokerage specializing in commercial real estate throughout the Southwestern United States. Since its founding in 2009, ORION has completed over \$1 billion in transactions by combining deep market expertise with a focused, execution-driven approach. The firm is known for thoughtful positioning, disciplined marketing, and advising clients through complex transactions with clarity and purpose — helping investors grow and optimize portfolios, build long-term wealth, and make informed decisions at the right points in the market.

FOR MORE INFORMATION:



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