

MEDICAL OFFICE | FOR SALE

7313 E. Tanque Verde Rd. | Tucson, AZ 85715

100% Occupied | NNN Lease | Medical Office

Sale Price: \$1,470,500 | Cap Rate: 8%

6,896 SF



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EXECUTIVE SUMMARY

7313 E TANQUE VERDE RD | EXECUTIVE SUMMARY



THE PROPERTY

SUMMARY	
Price	\$1,470,500
Net Operating Income	\$117,643
Price per SF	\$213
Cap Rate	8%
Occupancy	100%
Year Built	2007
Type	Medical Office Condos (Class B)
Parcel No	114-60-027A
Construction	Masonry/Stucco
Parking	Surface Lot



INVESTMENT HIGHLIGHTS

- Creditworthy Tenancy: Briarcrest Veterinary Care Center with national guaranty
- Landlord responsible for roof, warranty expires 06/2027
- Landlord responsible for plumbing, electrical, lighting and mechanical.
- Tenant pays HOA dues. Quarterly amount is \$3,399.17 for 2026.
- Market Position: Limited new supply in submarket
- Demographics: Affluent, service-oriented consumer base

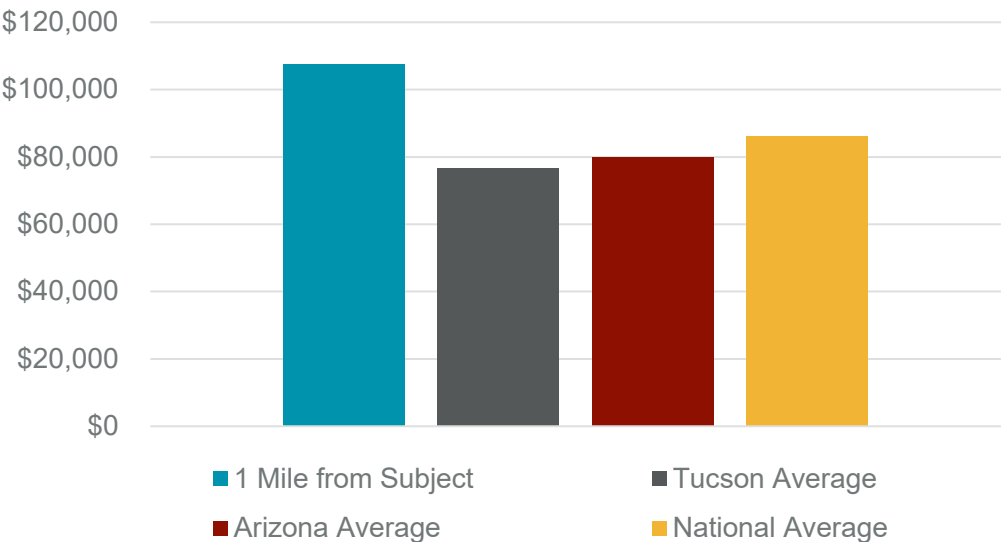


TRAFFIC COUNTS

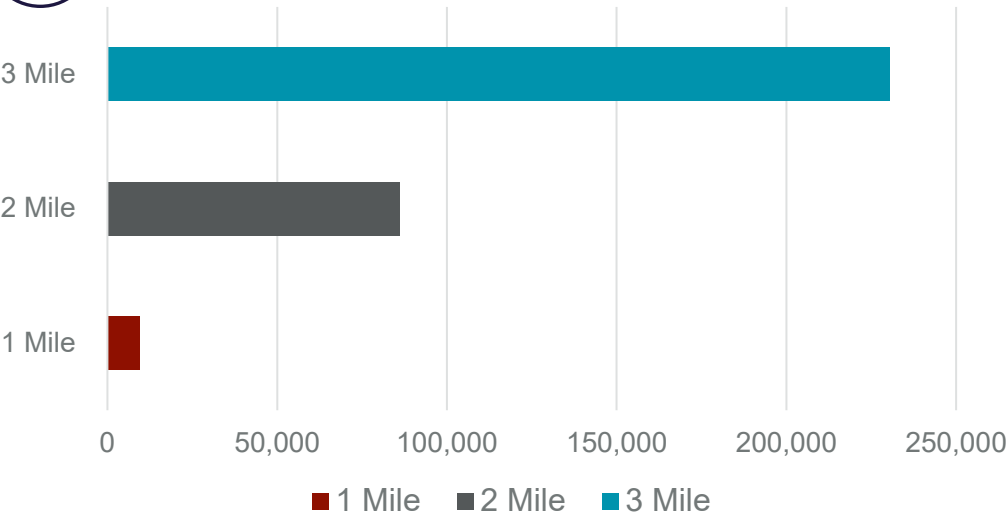
Tanque Verde Rd	45,526 VPD (2025)
Sabino Canyon Rd	34,679 VPD (2025)



HOUSEHOLD INCOME DISTRIBUTION



POPULATION



7313 E TANQUE VERDE RD | EXECUTIVE SUMMARY



BUILDING PROFILE

Address	7313 E. Tanque Verde Rd, Tucson, AZ 85715
Year Completed	2007
No. of Buildings	1 Building
No. of Stories	1 Story
Roof	Completed 2024
Gross Leasable Area	6,896 Square Feet
Legal Description	Tanque Verde Place, Lots 2-4
Zoning	C-1 Commercial
Parcel No.	114-60-027A

7313 E TANQUE VERDE RD | RENT ROLL



RENT ROLL

TENANT	SF	LEASE TERM	MONTHLY BASE RENT	ANNUAL BASE RENT	ANNUAL BASE RENT PER SF	INCREASES	OPTIONS
 Briarcrest VETERINARY CARE CENTER	6,000 SF	Expires 9/30/2030	\$8,484.11 NNN	\$101,809	\$16.97	N/A – Flat Monthly Rate	Two 5-year Auto-renewals
Azul Aesthetics	896 SF	Expires 8/31/2029	\$1,644.33 MG	\$19,731.96	\$22.03	±3% Annually CPI-based rent increases	
TOTALS	6,896 SF		\$10,128.44	\$121,540			



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7313 E TANQUE VERDE RD | EXPENSE REPORT



EXPENSE REPORT (2025-2026)

	2025-07	2025-08	2025-09	2025-10	2025-11	2025-12	2026-01	2026-02	2026-03	2026-04	2026-05	2026-06
55000-Property Tax	0	0	0	0	0	0	0	0	0	0	0	0
Insurance (Gaea)	-60	-60	-60	-60	-60	-60	-60	-60	-60	-60	-101	-101
Transaction Privilege Tax	-263	-263	-263	-338	-246	-246	-246	-246	-246	-246	-246	-246
NOI	9,711	9,711	9,757	9,682	9,774	9,774	9,774	9,774	9,774	9,774	9,734	9,734

EXPENSE REPORT

This valuation analysis or broker opinion of value is not an appraisal and has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice.

Neither you, nor any third parties, may rely on this analysis for any tax purposes, estate work, litigation, lending or any other matter other than your direct use in connection with a contemplated transaction.



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7313 E TANQUE VERDE RD | TENANT PROFILES



TENANT PROFILES



Briarcrest Veterinary Care Center is a full-service animal hospital serving pets and their families in Tucson, Arizona. Built on a commitment to comprehensive, unhurried care, Briarcrest schedules dedicated 30-minute appointments to ensure every pet receives a thorough exam and every owner gets the time they need with the doctor. From routine wellness visits and vaccinations to advanced diagnostics, surgery, and specialist consultations, the practice offers an exceptional depth of services under one roof, including digital imaging, ultrasound, in-house laboratory, dental care, exotic pet medicine, laser therapy, and endoscopy. With a veterinarian on staff six days a week and same-day doctor callbacks for client questions, Briarcrest combines the expertise of a specialty-level facility with the accessibility and personal attention of a neighborhood clinic.

Website: <https://my-vet.com/#modal-one>

Locations: 1 (Local Business)

AZUL AESTHETICS

Azul Aesthetics is a boutique skin care studio in Tucson, Arizona, dedicated to delivering personalized, clinical-grade treatments in a calm and welcoming environment. Every visit begins with a private consultation, allowing the team to tailor a custom approach to each client's unique skin care goals. Azul's menu spans a full range of services, from Botox and medical-grade chemical peels to microneedling, microdermabrasion, dermaplaning, and facial treatments, alongside waxing, eyelash and eyebrow tinting, and rotating seasonal specials. With a focus on results-driven care and an atmosphere designed to put clients at ease, Azul Aesthetics offers a refined, personalized alternative to the traditional med spa experience.

Website: <https://azulaestheticsskincare.glossgenius.com/>

Locations: 1 (Local Business)



7313 E TANQUE VERDE RD | COMPARABLES

Address	City	Type	Sale Date	Sale Price	Price/SF	Cap Rate	Building Size (SF)	Year Built
7485 E Tanque Verde Rd	Tucson	Medical Office	For Sale	\$1.09M	\$230	6.8%	4,734 SF	2007
7457 E Tanque Verde Rd	Tucson	Medical Office Condo	Sept 2023	\$410K	\$248	6.5%	3,300 SF	2009
SUBJECT PROPERTY	Tucson	Medical Office Condo		\$1.47M	\$213	8%	6,896 SF	2007



PRICE OPINION

ESTIMATED STABILIZED NNN INCOME:	\$117,643
CAP RATE:	8%
VALUE:	\$1,470,500



STRATEGIC POSITIONING

The property is positioned at an 8% cap rate, supported by five key valuation factors: a credit-backed anchor tenant in Blue River PetCare/Partners Group, an NNN lease structure with minimal landlord obligations, long-term stability with automatic renewal options, a prime corridor location, and a stabilized market position. Together, these fundamentals present investors with a low-management, income-stable asset backed by an institutional-quality tenant.

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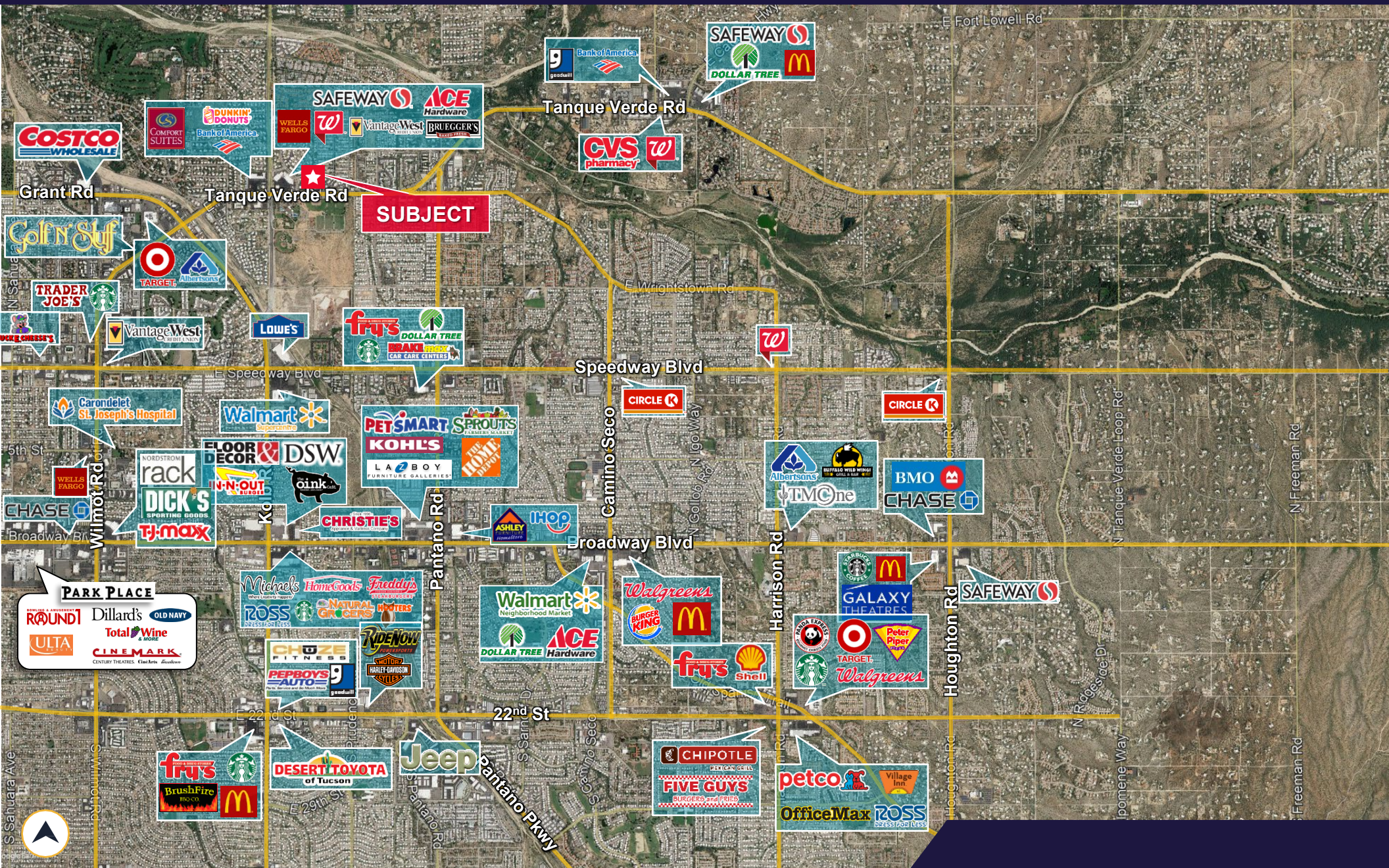


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7313 E TANQUE VERDE RD | AREA INFORMATION



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7313 E TANQUE VERDE RD | MARKET INFORMATION



1.08M
TUCSON MSA
POPULATION



459,300
TOTAL
HOUSEHOLDS



37%
COLLEGE
EDUCATION



0.5%
POPULATION
GROWTH RATE (YOY)



\$76,000
MEDIAN HOUSEHOLD
INCOME



4.2%
UNEMPLOYMENT
RATE



THE UNIVERSITY
OF ARIZONA

54,384
UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2026

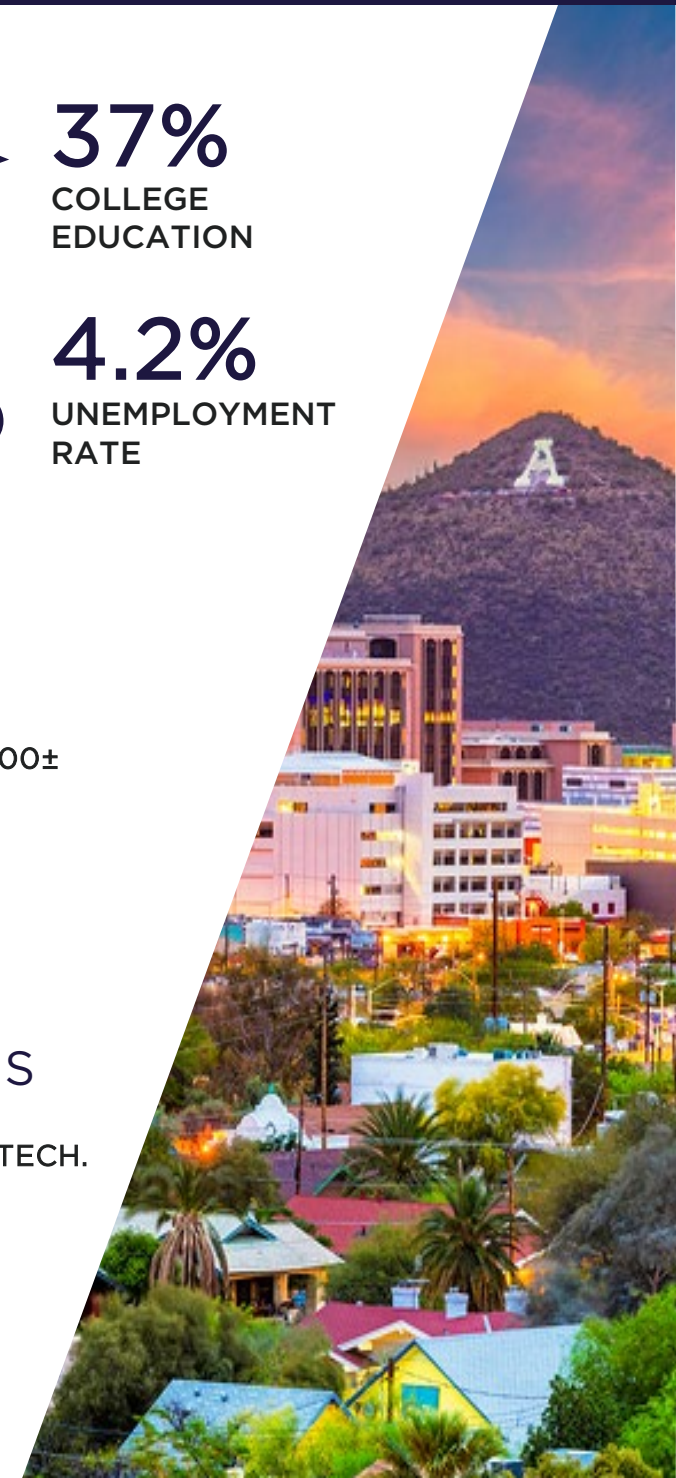
- TIER 1 - PRIMARY CARE & TIER 2 - RESEARCH
- #2 MANAGEMENT INFORMATION SYSTEMS
- #4 BEST FOR VETERANS
- #8 SPACE SCIENCE (GLOBAL)
- #32 BEST UNDERGRAD BUSINESS PROGRAM
- TOP 50 PUBLIC UNIVERSITY
- #115 BEST GLOBAL UNIVERSITY

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 15,000±
2. RAYTHEON MISSILE SYSTEMS- 12,000±
3. DAVIS-MONTHAN AFB- 11,000±
4. BANNER HOSPITAL - 7,000±

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH.
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY



ABOUT CUSHMAN & WAKEFIELD | PICOR

**C&W | PICOR is Tucson's leading independently owned,
full-service commercial real estate company.**

Founded in 1985, C&W | PICOR offers brokerage, property management and consulting solutions for retail, industrial, office, medical, land, and investment properties.

C&W | PICOR is licensed in Southern Arizona and Sonora, Mexico, offering bilingual commercial real estate services spanning the border. Locally owned and globally connected, C&W | PICOR is a member of the Cushman & Wakefield Alliance. The Alliance provides shared access to Cushman & Wakefield's practices, standardized research methodologies, and strategic approaches to client solutions.

C&W | PICOR is committed to "Building Value through Service" for our clients and community. We facilitate informed real estate decisions and beneficial outcomes for a diverse client base, from individual investors to large institutions. Applying the highest professional standards, C&W | PICOR's professionals provide knowledge, analysis, and performance that are accurate, timely, responsive, independent, and confidential, resulting in lasting relationships.

C&W | PICOR's community and industry involvement is the cornerstone of our culture and success. In addition to our own Charitable Foundation, long-standing relationships provide access to international networks and a reservoir of resources. Corporately and individually, we are involved in dozens of national and civic organizations, including the Arizona-Mexico Commission, Society of Industrial and Office Realtors (SIOR), Building Owners and Managers Association (BOMA), Certified Commercial Investment Members (CCIM), International Council of Shopping Centers (ICSC), Urban Land Institute (ULI), Arizona Association for Economic Development (AAED), Southern Arizona Leadership Council (SALC), and numerous Chambers of Commerce in Arizona and Sonora.

Cushman & Wakefield | PICOR

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Molly Gilbert, CCIM
Office Properties

Molly Gilbert brings more than seventeen years of experience in economic development and commercial real estate, including senior leadership roles with the University of Arizona's research parks. Her work with technology companies, government agencies, academic institutions, and start-ups gives her a strong understanding of tenant needs and market dynamics. She is known for navigating complex stakeholder interests, providing strategic solutions, and ensuring a smooth, effective process for clients leasing, purchasing, or selling office space.

- 🏠 CoStar Power Broker (2020, Q4 2022, Q4 2023)
- 🏆 Crexi Platinum Broker (2024, 2025)
- 🎓 MBA, Eller School of Management
- 📞 (520) 546-2766
- ✉️ mgilbert@picor.com



Ryan McGregor
Office Properties

Ryan McGregor moved to Tucson in 2003 and has been active in commercial real estate since 2004, after beginning his career with a top-producing luxury residential team in the Northern California East Bay. Ryan joined Cushman & Wakefield | PICOR's office division in the summer of 2017. He enhances value for his clients through a background in a wide variety of closed transactions in the Office, Industrial, Retail and Multi-Family markets including Landlord and Tenant Representation, Investment and Owner/User sales and Property Management.

- 🏢 17+ Years of CRE Experience
- 🏢 Office Specialist
- 📍 Tucson Market Expert
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TRANSACTION HISTORY

Combined 2024 Deal Summary

Transaction Volume	\$27.7M+
Properties Sold	7
Leases Signed	88



MARKET COVERAGE

Office/Medical	83%
Retail	11%
Industrial/Land	6%