



NEWMARK



RAYTHEON TUCSON PORTFOLIO

1851 S Pantano Rd, Tucson, AZ 85710
3601 E Britannia Dr, Tucson, AZ 85706

Raytheon

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Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/insights.

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EXECUTIVE SUMMARY

2-Property Raytheon Portfolio in Tucson, AZ

Opportunity to acquire a ±182,378 SF 2-property Raytheon Portfolio in Tucson, Arizona with leases guaranteed by Raytheon Company under a NNN lease structure. The portfolio serves the largest missile production mission in the world and is a part of a presence in Tucson that employs over 12,000 jobs. Raytheon has been awarded over \$11B in government contracts, assigned to Tucson, in 2026 and serves as a critical hub for supporting their mission. The Pantano facility is equipped to contain and manage military grade technology as well as functioning as a distribution and logistics center for core Raytheon operations. This logistics operations facility has recently signed a new 5-year lease extension and is in the process of adding a significant capital investment to the facility. They are currently adding 75 new employees to support the growing operations at the Pantano facility. The Britannia facility functions as a supply-chain operations hub providing stability and control allowing for Raytheon program execution and defense support. The site ensures full FAR/DFARs compliance by managing IUID reporting and inventory control.

- Leases guaranteed by Raytheon Company
- High Security Infrastructure
- Portfolio helps support the largest missile production mission in the world
- Part of a Raytheon presence that houses over 12,000 employees
- Close proximity to Tucson Airport
- NNN Lease Structure
- 3% annual escalations

Seller will consider individual asset offers but has a strong preference for a portfolio sale.



SALE PRICE:
Contact Brokers



NOI:
\$1,736,398



CAP RATE:
Contact Brokers



PORTFOLIO SIZE:
±182,378 SF

PROPERTY INFORMATION

Address:	1851 S Pantano Rd Tucson, AZ 85710
Building Size:	124,778 SF
Site Size:	7.87 acres
Year Built/Renov.:	1985/2011
Parking:	200 spaces
Stories:	1/2
Tenancy:	Single
Occupancy:	100%
Lease Expiration:	September 31, 2031
NOI:	\$827,278

1851 S Pantano Rd, Tucson, AZ 85710



Raytheon

AERIAL PHOTO

1851 S Pantano Rd, Tucson, AZ 85710



PROPERTY INFORMATION

Address:	3601 Britannia Rd Tucson, AZ 85706
Building Size:	57,600 SF
Site Size:	7.64 acres
Year Built:	2008
Parking:	276 spaces
Stories:	2
Tenancy:	Single
Occupancy:	100%
Lease Expiration:	August 31, 2029
NOI:	\$909,120

3601 E Britannia Dr, Tucson, AZ 85706



Raytheon

LEASE OVERVIEW



TENANT OVERVIEW

RTX's Tucson operations serve as a key program execution, compliance, and supply chain governance hub supporting major defense programs. The facility focuses on Government Property (GFP) management, IUID lifecycle oversight, and full FAR/DFARS compliance through disciplined PIEE reporting, inventory accountability, and audit readiness. Teams in Tucson manage complex subcontracting and international procurement activities, including supplier negotiations, export/import compliance, and regulatory oversight across multiple contract types. The site also integrates advanced data analytics and automated reporting tools to monitor performance metrics, strengthen internal controls, and enhance property and logistics accountability. Through coordinated efforts spanning procurement, material management, fleet and transportation compliance, audit support, and continuous improvement initiatives, the Tucson facility provides end-to-end operational governance-ensuring RTX programs execute efficiently, compliantly, and at scale in support of U.S. and allied defense missions.

1851 S Pantano Rd, Tucson, AZ 85710

LEASE SUMMARY

Tenant:	Raytheon Company
Lease Size:	124,778 SF
Lease Structure:	NNN
Lease Expiration:	October 1, 2031
Lease Term Remaining:	~5.5 years
Rental Increase:	3% annual escalations
Renewal Option:	(3) 5-year options

3601 E Britannia Dr, Tucson, AZ 85706

LEASE SUMMARY

Tenant:	Raytheon Company
Lease Size:	57,600 SF
Lease Structure:	NNN
Lease Expiration:	August 31, 2029
Lease Term Remaining:	~3.5 years
Rental Increase:	3% annual escalations
Renewal Option:	(5) 3-year options

	Top Government Contractors	Number of Actions	Dollars Obligated
1	LOCKHEED MARTIN CORP	41,972	\$52,479,365,101.92
2	RTX CORPORATION	27,634	\$25,433,238,417.40
3	THE BOEING COMPANY	22,994	\$24,758,962,470.98
4	NORTHROP GRUMMAN CORP	11,036	\$19,669,506,853.35
5	GENERAL DYNAMICS CORP	11,020	\$19,539,929,456.61

ABOUT THE AREA

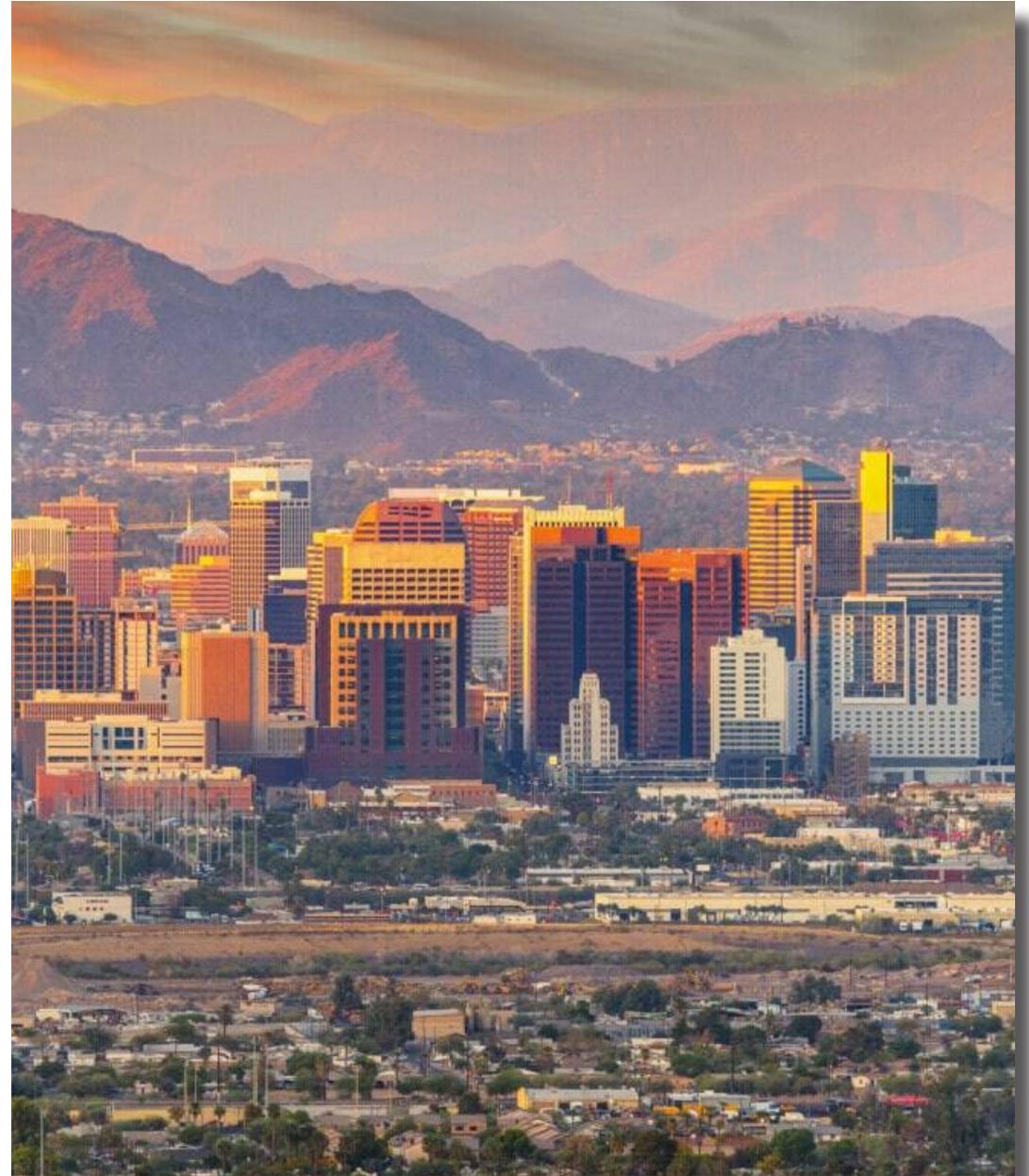
Tucson, Arizona

Tucson, Arizona is a nationally significant center for defense, aerospace, and advanced manufacturing, with Raytheon serving as the region's dominant economic and strategic anchor. The city hosts Raytheon's Missile Defense and Advanced Technology operations, one of the company's largest and most critical campuses globally. This presence has positioned Tucson as a cornerstone of U.S. missile systems development, testing, and production, directly supporting long-term Department of Defense missions and sustained federal investment.

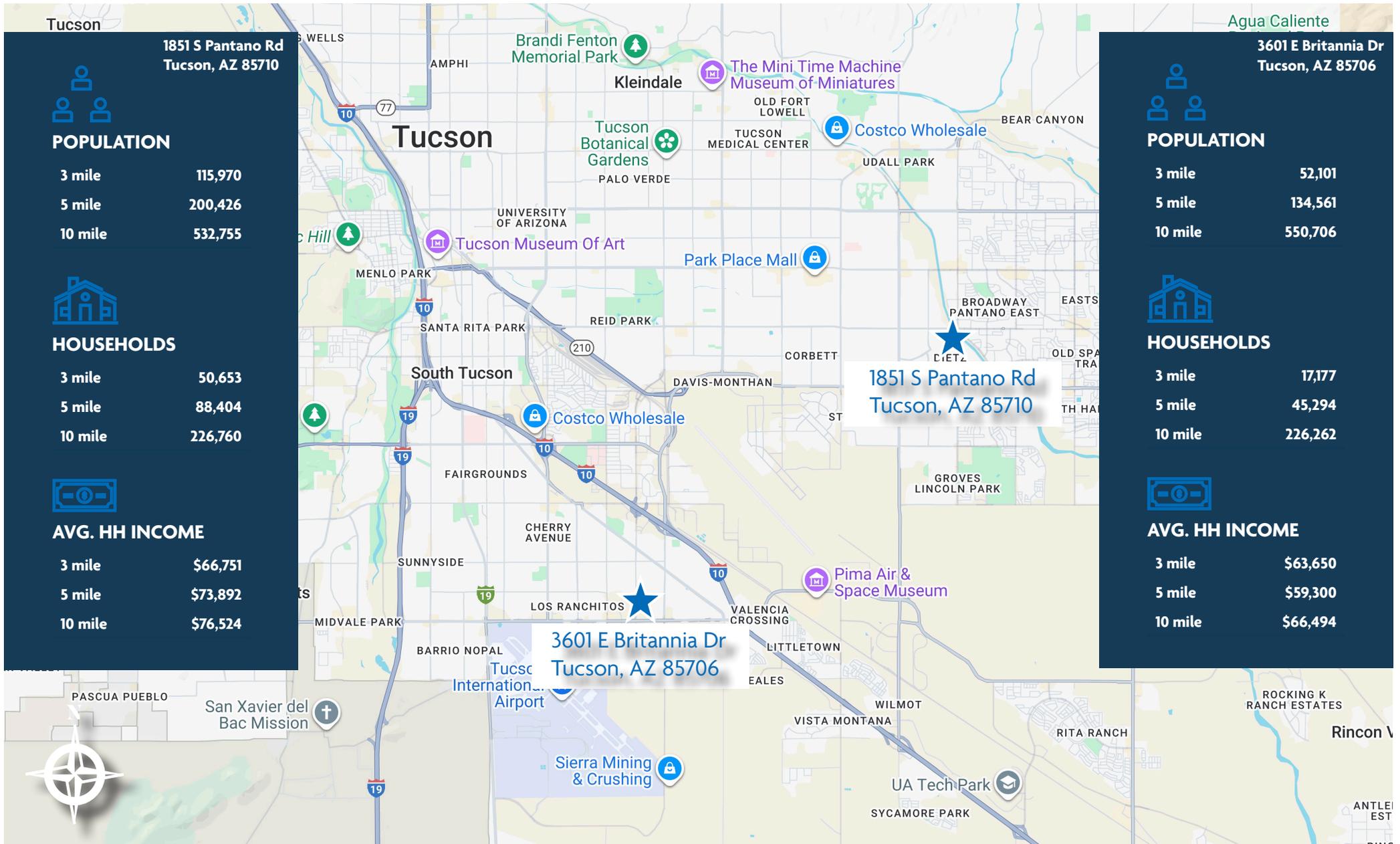
Raytheon's Tucson operations employ tens of thousands of engineers, technicians, and specialized manufacturing personnel and support a dense ecosystem of defense contractors, suppliers, and research partners. The facilities in the market are integral to programs spanning missile defense, radar systems, hypersonics, and advanced guidance technologies, reinforcing the irreplaceable nature of Raytheon's footprint in the region. Tucson's highly skilled labor pool, fed by the University of Arizona's engineering and optics programs, further strengthens Raytheon's long-term operational commitment to the area.

The broader Tucson economy is deeply intertwined with Raytheon's presence, benefiting from stable, recession-resistant employment and consistent federal contract activity. Proximity to Davis-Monthan Air Force Base, home to the 309th Aerospace Maintenance and Regeneration Group, further underscores the city's strategic military importance and reinforces demand for secure, mission-critical facilities.

Tucson offers the infrastructure and environment necessary to support large-scale defense operations, including reliable transportation networks, proximity to Tucson International Airport, and a regulatory climate supportive of aerospace and defense users. Combined with Raytheon's entrenched, decades-long presence and ongoing investment, Tucson represents a highly durable market for mission-critical defense real estate with long-term tenancy stability.



AREA DEMOGRAPHICS



SAMPLE TEAM CLOSINGS



SAMPLE TEAM CLOSINGS



SSA Mega Teleservice Center | Albuquerque, NM (±155,000 SF)



Government Contractor Facility | Peachtree City, GA (±163,000 SF)



U.S. Attorney's Office | Springfield, IL (±44,000 SF)



Western Passport Center | Tucson, AZ (±75,000 SF)



Tampa Air Force Medical Clinic | Tampa, FL (±45,000 SF)



Florida Department of Financial Services | Tallahassee, FL (±78,000 SF)

GLOBAL REACH

Newmark by The Numbers

Newmark's company-owned offices and business partner as of January 30, 2025.

8,000+
PROFESSIONALS

~170
OFFICE LOCATIONS

\$2.8B+
ANNUAL REVENUES

A Smarter, Seamless Platform

Newmark Group, Inc. (Nasdaq: NMRK), together with its subsidiaries ("Newmark"), is a world leader in commercial real estate, seamlessly powering every phase of the property life cycle.

Newmark enhances its services and products through innovative real estate technology solutions and data analytics designed to enable its clients to increase their efficiency and profits by optimizing their real estate portfolio.

Integrated Services Platform

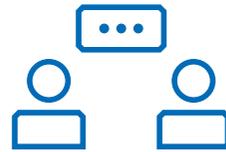
Our integrated platform gives clients a single source for all their real estate needs, with an emphasis on anticipating the future.



Capital
Markets



Landlord
Representation



Tenant
Representation



Global Corporate
Services



Project
Management



Valuation &
Advisory

GOVERNMENT LEASED CAPITAL MARKETS

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