



SALE \$5,000,000

**Accelerated Elementary
State of the art charter school facility**

**5245 N Camino De Oeste
Tucson, AZ 85745**

NAIHorizon

Exclusively listed by:

Justin Lanne

Managing Director

+1 520 907 3470

justin.lanne@naihorizon.com

David Blanchette, CCIM

Vice President

+1 520 906 9446

david.blanchette@naihorizon.com

Property Overview

Parcel Highlights

- APN: 214-23-214C
- Lot Size: 20.78 Acres, 905,177 SF
- Zoning: SR Pima County
- Water Well, 370 ft. deep, 35 gallons Intended per hour, Reg. # 595737
- Private Septic System
- Property Taxes: \$5,267.8

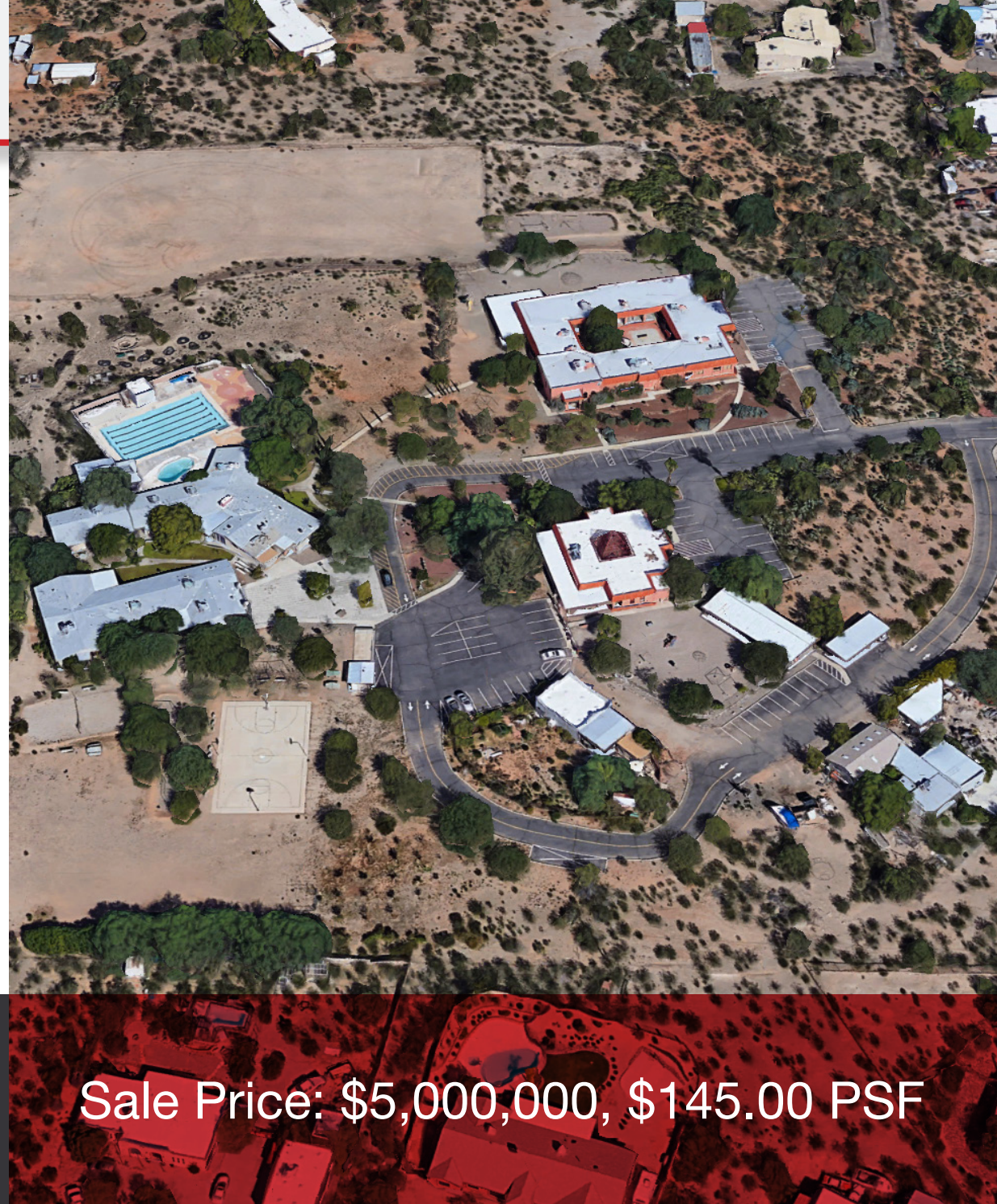
Building Highlights

- 34,441 SF
- Built in 1965
- State of the art charter school facility
- Service Kitchen, Laundry room
- Great physical plant condition
- Multiple ADA compliant restrooms throughout
- Fully sprinklered
- Secure outdoor pool area & play area

Location Highlights

- Convenient access to I-10
- Located in one of Tucson's premiere residential areas
- \$145 / SF

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Sale Price: \$5,000,000, \$145.00 PSF

Property Photos



POOL



POOL LOOKING NORTH



OUTDOOR PATIO/LUNCH AREA



OUTDOOR PATIO/LUNCH AREA

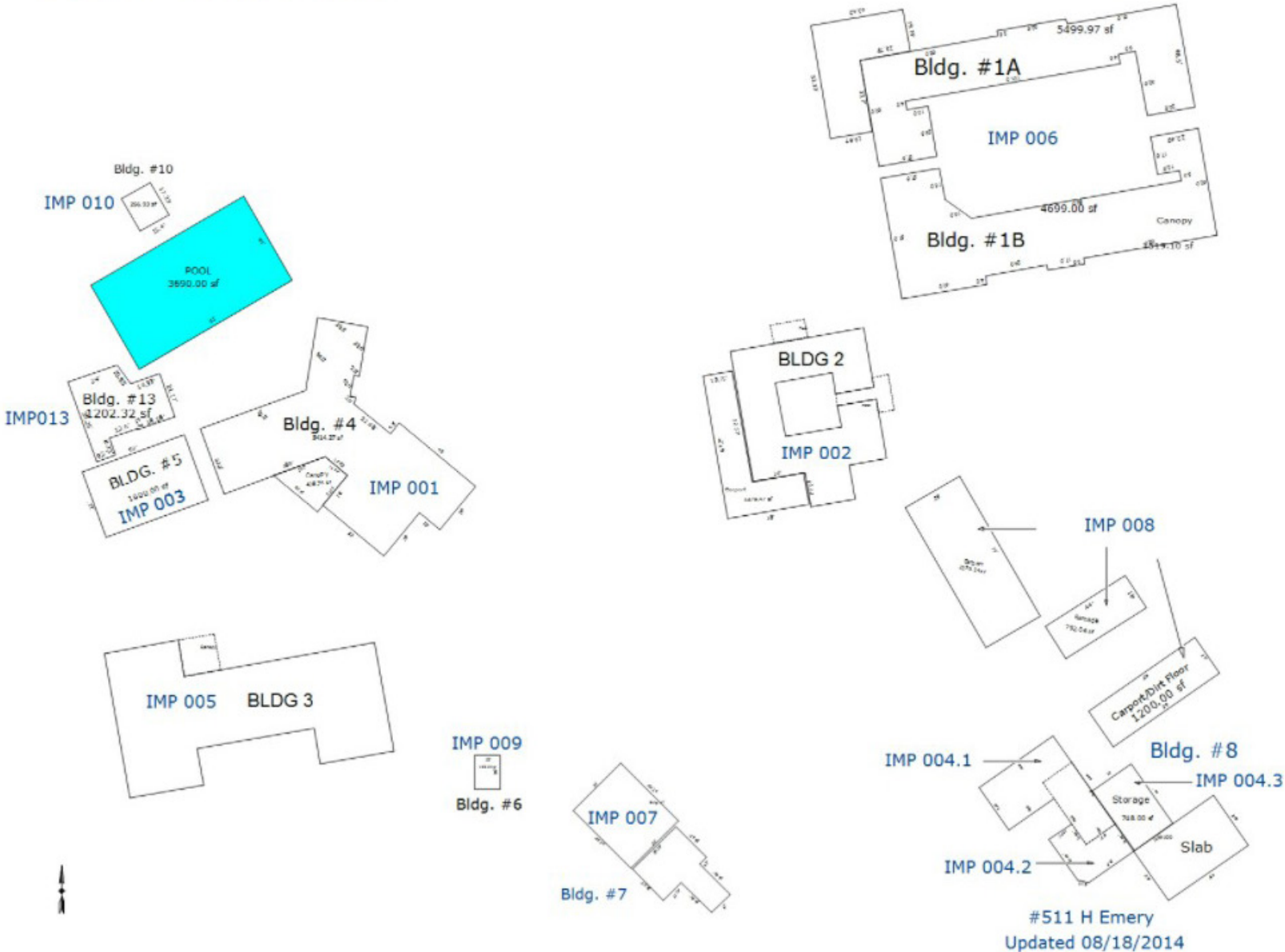
Property Photos



Site Plan

5245 N CAMINO DE OESTE

214-23-214C



Site Plan



Subject Improvements

The following description is based on our research of public records including the county assessor and county GSI, and information provided by the client, owner, property manager, and/or broker.

General Data

Property Type:	Special Purpose
Property Subtype:	Charter School
Number of Stories:	1
Number of Parking Spaces:	71
Number of Buildings:	10

Subject Improvements

#	Building	Year Built	SF	Construction Type
1	Elementary School (K-6)	1983	9,927	Block Masonry
2	Pre K / Kindergarten Bldg	1998	5,010	Block Masonry
3	Middle School Bldg 1	1998	5,991	Block Masonry
4	Middle School Bldg 2	1965	5,235	Block Masonry
5	Middle School Bldg 3	1983	1,600	Block Masonry
6	Snack Shack	1988	200	Wood Frame
7	Maintenance Bldg 1	1986	1,080	Wood Frame
8	Maintenance Bldg 2	1998 & 2008	3,855	Block & Frame
9	Pool Locker Room	2006	1,214	Wood Frame
10	Pool Storage	2008	329	Wood Frame
Total			34,441	



Improvements Description

The following description is based on our research of public records including the county assessor and county GSI, and information provided by the client, owner, property manager, and/or broker.

Building Areas and Ratios

Gross Building Area (GBA):	34,441 square feet (based on owner provided plans)
Net Rentable Area (NRA):	34,441 square feet
Floor Area Ratio (FAR):	0.04

Age / Life

Year Built:	1965 to 2008
Actual Age:	14-57 years
Effective Age:	25 years
Economic Building Life:	50 years
Remaining Economic Life:	25 years

Exterior

Construction Class:	C – masonry and D – wood frame per Marshall Valuation Service
Foundation:	Poured concrete
Frame/Walls:	Masonry or Wood Frame
Exterior Wall Finish:	Painted stucco finish and exposed block
Windows:	Plate glass in metal frame
Exterior Doors:	Combination of wood and metal doors
Roof Material/Description:	Composite roof over wood decking and trusses. Mainly flat built up roofs with some shingle roofs.

Interior

Floors:	Tile, carpet, and finished concrete floors
Walls:	Texture painted drywall and painted brick
Ceiling Finish:	Texture painted drywall and acoustic tiles
Lighting Fixtures:	Enclosed fluorescent tube fixtures. Suspended light fixtures in director's office.
Restrooms:	All include toilet, sink, and mirrors. Some have vanities, double sinks, divider walls, urinals, showers, wainscoting, and floor to ceiling tile or granite. Pre-K/Kindergarten building restrooms have child height toilets.
Other Amenities:	Two swimming pools, 3 playground areas one of which is entirely fenced, outdoor basketball and volleyball courts

Mechanical Systems

Electrical:	Assumed code compliant and sufficient for charter school use.
Plumbing:	Assumed to be adequate
HVAC:	Each of the classroom buildings has separate HVAC units
Fire Protection:	Sprinklers are only in the Pre-K/Kindergarten building

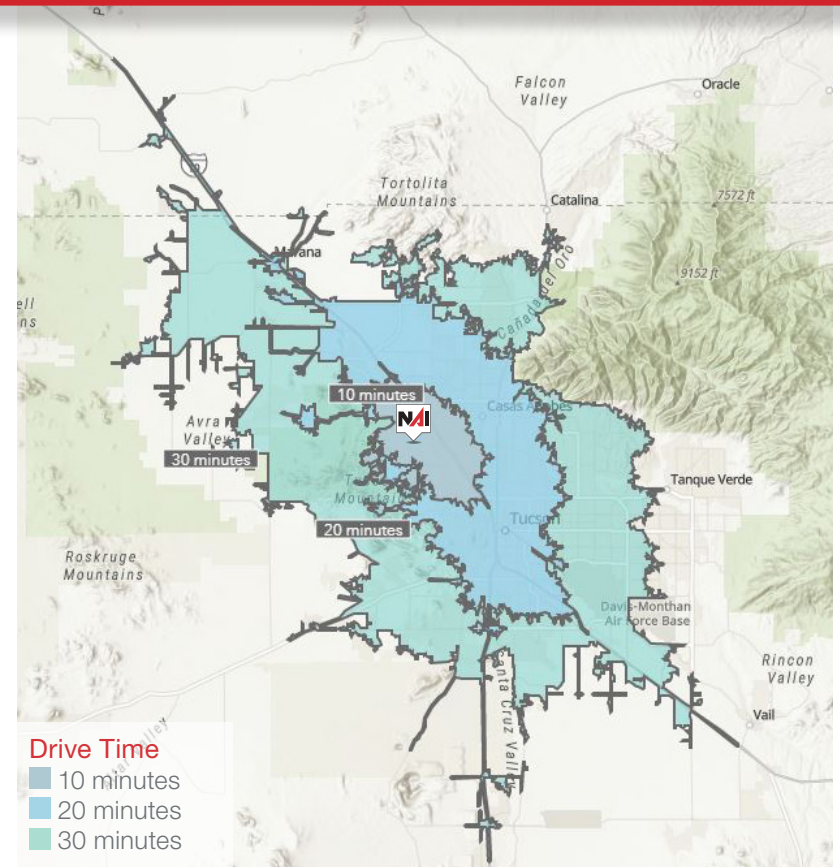
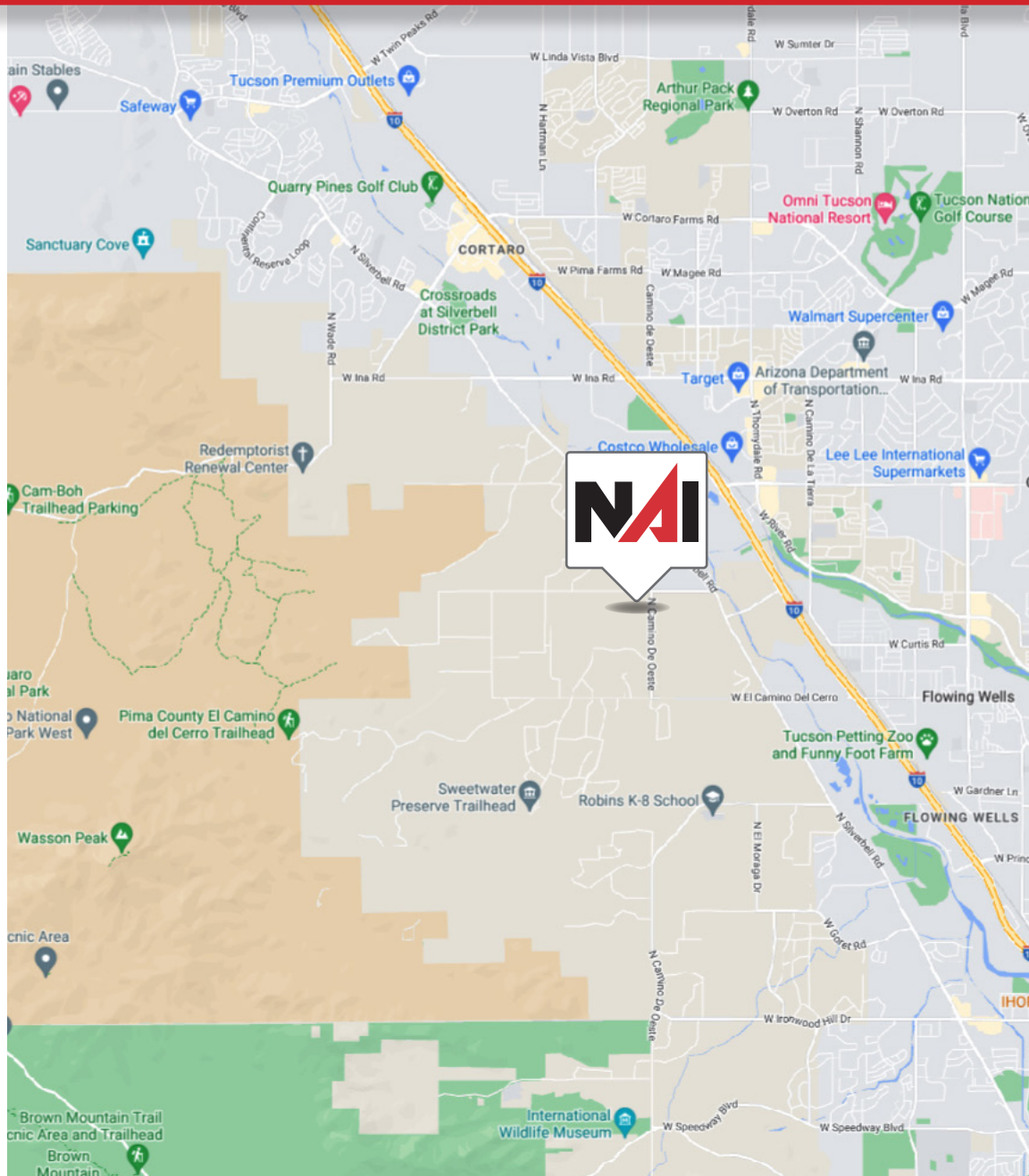
Layout

Buildings are arranged around a central paved loop, with the Pre-K/Kindergarten building inside the central loop. Each classroom is accessed from the exterior.

Improvement Ratings

Quality:	Good
Condition:	Average to Good
Functional Utility:	Good
Deferred Maintenance:	None observed.
Overall Rating:	Average to Good

Property Location



Property Demographics

	Median Age		Households (HH)
	1 mi: 55.0		1 mi: 616
	2 mi: 51.2		2 mi: 2,544
3 mi: 41.3	3 mi: 10,511		
	Population		Median HH Income
	1 mi: 1,621		1 mi: \$111,685
	2 mi: 6,690		2 mi: \$90,083
3 mi: 29,436	3 mi: \$74,785		

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