

SINGLE TENANT NET LEASE

Investment Opportunity



Single Tenant Net Lease – Established Tenant - 20+ year Occupancy at this site –
3% annual rent increases – High income Area – Tucson MSA



10120 N. Oracle Road

TUCSON ARIZONA

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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Rent Roll
Pricing Summary

PROPERTY PHOTO



PROPERTY PHOTOS

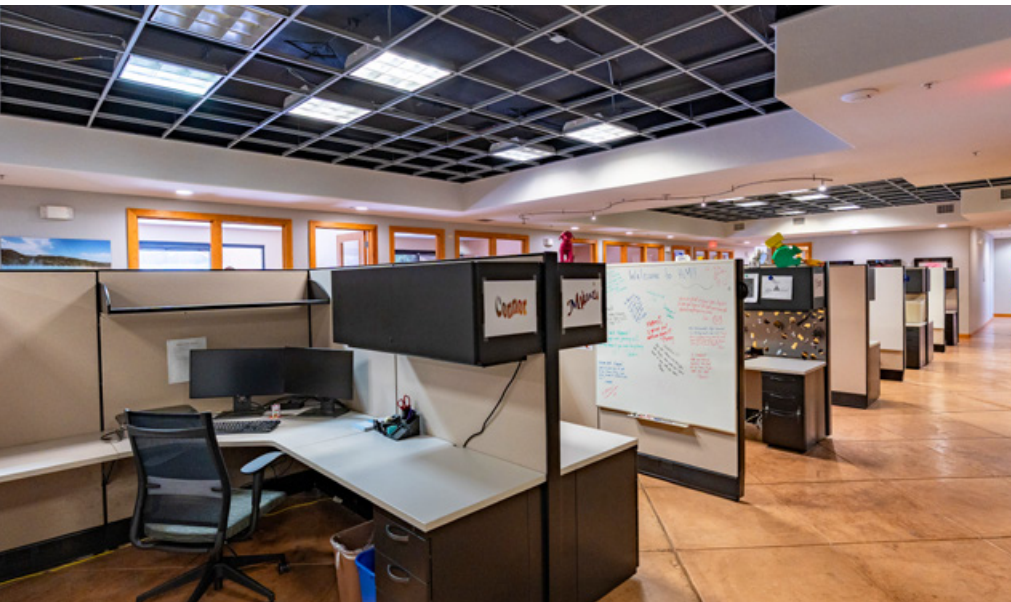


OFFERING SUMMARY



OFFERING

Price	\$2,802,000
Annual Rent	\$196,170
Cap Rate	7.00%
Tenant	Heinfeld, Meech & Co. PC
Lease Type	NN Lease – Landlord responsible for structure and exterior walls.
Lease Term	~3 years remaining
Rent Increases	3% annually, next to occur in November 2025.



PROPERTY SPECIFICATIONS

Rentable Area	~6,800 SF
Land Area	~1.00 AC
Property Address	10120 N. Oracle Road Tucson, Arizona 85704
Year Built	2005
Parcel Number	224-31-0160

HIGHLIGHTS

- Net Lease – Tenant pays all property expenses direct, Landlord responsible for structure/exterior walls
- 3% Annual Rent Increases – excellent hedge against inflation
- Tenant has operated at the site for approximately 20 years and has renewed its lease twice, demonstrating its commitment to this location
- Affluent Tucson submarket with high average household incomes over \$138,000 in a 5-mile radius

PROPERTY/LOCATION

- Located off North Oracle Road, a major thoroughfare through the Tucson area with 46,000 cars passing the property each day
- Dense Surrounding Population – more than 249,000 residents within 5 miles
- Adjacent to El Conquistador Resort – a 482,000 square foot Hilton Resort, Golf Course and Spa on 181 acres
- 1.5 miles north of Canyon Del Oro High School (~1,700 students)
- 12 miles north of Downtown Tucson

HEINFELD & MEECH

Heinfeld Meech is a top-ranked accounting and advisory firm in the state of Arizona. They have an A+ rating from the Better Business Bureau (BBB) and focus on assisting governmental organizations with accounting and financial reporting. Primary areas of expertise include auditing and consulting services for many types of governments and not-for-profit organizations. Our current clients include municipalities, school districts, state agencies, counties, colleges, community grant schools and dormitories, special-taxing districts, fire districts, insurance trusts, tribal organizations, employee benefit trusts, community-service organizations, professional associations, foundations, museums, retirement plans, and private schools.

Heinfeld Meech has helped school districts and municipalities receive Certificates of Excellence/Achievement in Financial Reporting from the Association of School Business Officials International (ASBO) and the Government Finance Officers Association (GFOA). Heinfeld Meech has helped governments receive thousands of awards for their Comprehensive Annual Financial Reports since 1986.

HEINFELD MEECH & CO >>

PROPERTY OVERVIEW

LOCATION



Oro Valley, AZ
Pima County
Tucson MSA

ACCESS



N Oracle Rd: 2 Access Points

TRAFFIC COUNTS



N Oracle Rd: 46,000 VPD

IMPROVEMENTS



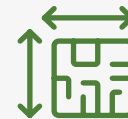
~6,800 SF of existing building area

PARKING



~23 parking spaces on the owned parcel. The parking ratio is ~3.38 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 224-31-0160
Acres: ~1.00
Square Feet: ~43,604

CONSTRUCTION



Year Built: 2005

ZONING



C-2: Commercial

ROONEY RANCH SHOPPING CENTER



46,000
VEHICLES PER DAY

N. ORACLE RD./STATE HIGHWAY 77



DOWNTOWN TUCSON

20 minutes | 12 miles

amazon



CANYON DEL ORO
HIGH SCHOOL

HeinfeldMeech



Allstate

46,000
VEHICLES PER DAY

Fairfield
BY MARRIOTT

N. ORACLE RD./STATE HIGHWAY 77

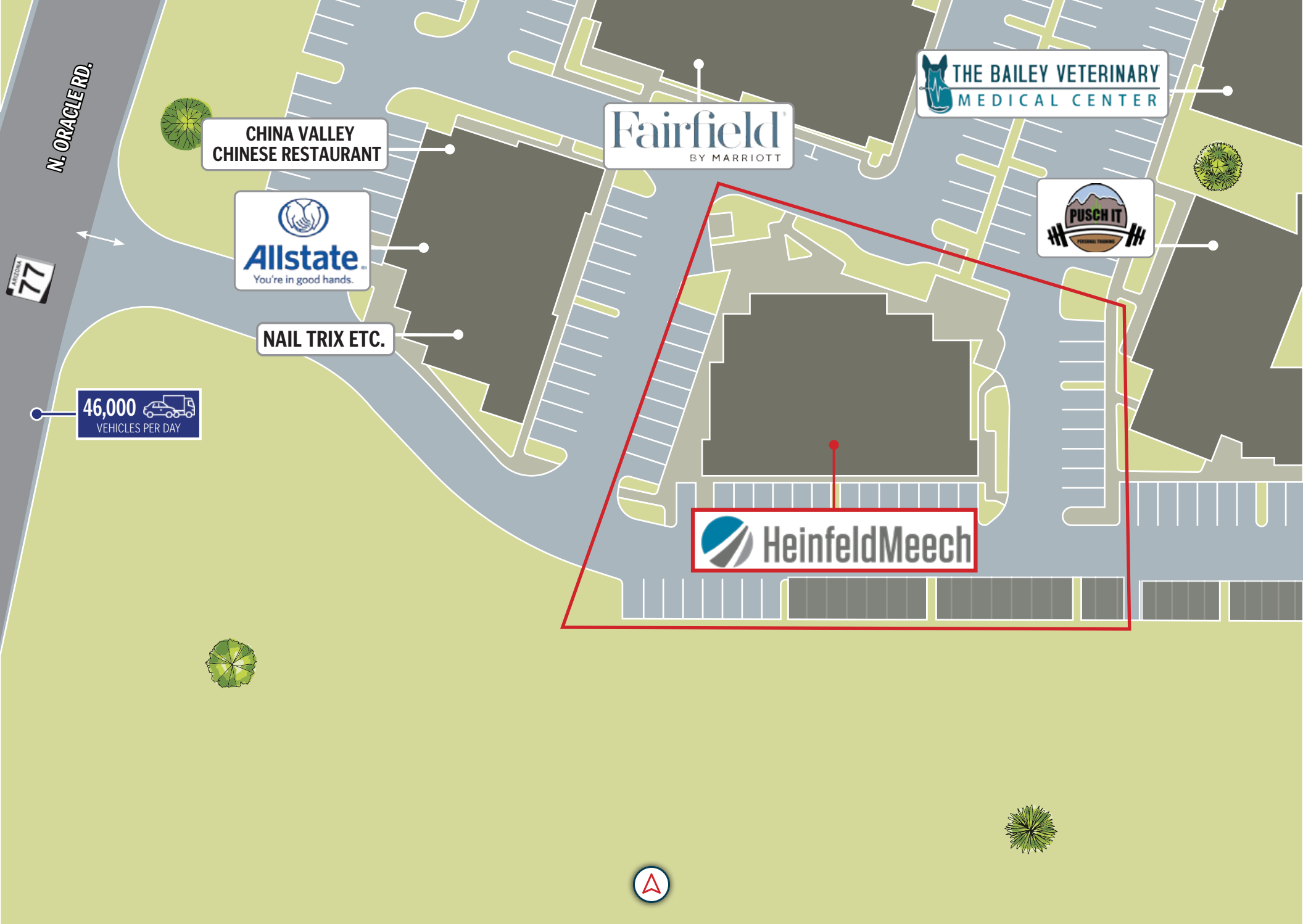


THE BAILEY VETERINARY
MEDICAL CENTER

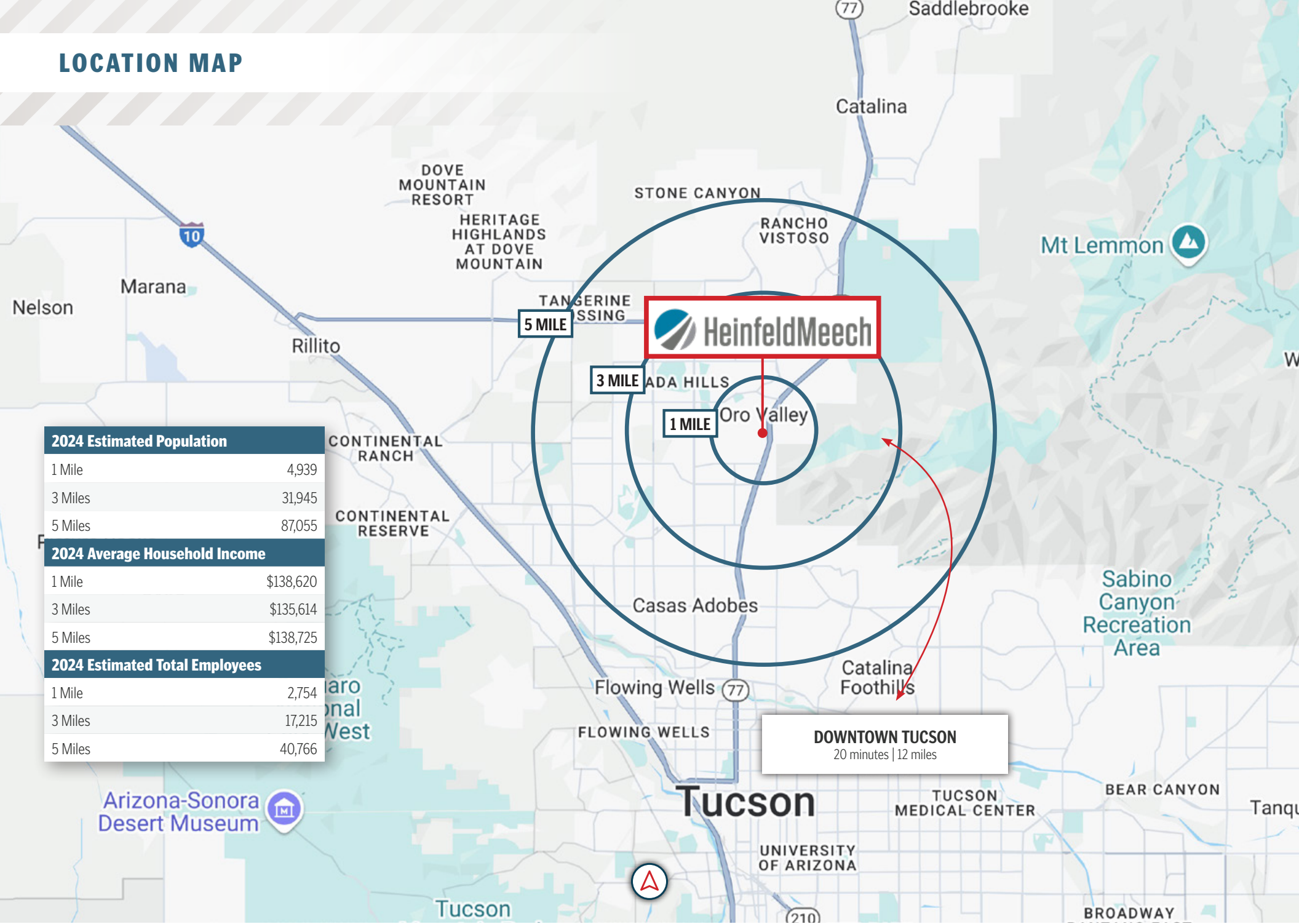
El Molinito







LOCATION MAP





TUCSON, ARIZONA

Tucson is Southern Arizona's largest city and the second largest city in the State of Arizona. It is located 100 miles southeast of Phoenix and 60 miles north of the U.S. – Mexico border. Tucson is situated in the Sonoran Desert and is surrounded by five mountain ranges. The city is home to the University of Arizona and Davis-Monthan Air Force Base. The City's industries include electronics and missile production. Tucson is the seat of Pima County. The City of Tucson is the 2nd largest city in Arizona with a population of 547,699 as of July 1, 2024.

A diverse and welcoming community, Tucson offers an outstanding quality of life along with a low cost of doing business. Manufacturers lead the way in innovation, in sectors as varied as aerospace, biotech, defense, information technology, optics, solar, and water. Tucson has the highest concentration of startups of any U.S. city its size. Just 60 miles from the Mexico border, with high-capacity border and transportation infrastructure, Tucson is the natural choice for companies doing business in the U.S. and Mexico. Tucson has a broad-based economy that is anchored in tourism, higher education, retail, military, government, various high – tech and health care employers.

The Tucson region is fast becoming one of the nation's most innovative business centers. Life sciences programs at the University of Arizona are international leaders in scientific research and education. The aerospace and defense sector is a major contributor to the region's economy. The neighboring State of Sonora is quickly becoming one of Mexico's biggest and most important aerospace clusters as well, making Tucson the closest major U.S. city to companies manufacturing there. Tucson is ranked as one of the top 5 areas in the U.S. for these industries. Tucson's optics industry is world-renowned and composed of companies ranging from large aerospace corporations to research facilities and entrepreneurial start-ups.



AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	4,939	31,945	87,055
2029 Projected Population	4,997	32,223	88,840
2010 Census Population	3,827	29,388	75,915
Projected Annual Growth 2024 to 2029	0.23%	0.17%	0.41%
Historical Annual Growth 2010 to 2020	2.60%	0.79%	1.09%
Households & Growth			
2024 Estimated Households	2,746	14,735	38,530
2029 Projected Households	2,839	15,271	40,324
2010 Census Households	2,038	12,758	32,672
Projected Annual Growth 2024 to 2029	0.67%	0.72%	0.91%
Historical Annual Growth 2010 to 2020	2.90%	1.17%	1.21%
Race & Ethnicity			
2024 Estimated White	86.24%	87.19%	86.09%
2024 Estimated Black or African American	2.73%	1.77%	2.03%
2024 Estimated Asian or Pacific Islander	4.47%	4.29%	4.68%
2024 Estimated American Indian or Native Alaskan	0.47%	0.58%	0.73%
2024 Estimated Other Races	3.14%	3.93%	4.35%
2024 Estimated Hispanic	13.16%	16.44%	18.11%
Income			
2024 Estimated Average Household Income	\$138,620	\$135,614	\$138,725
2024 Estimated Median Household Income	\$96,839	\$100,373	\$101,579
2024 Estimated Per Capita Income	\$76,379	\$61,704	\$61,359
Businesses & Employees			
2024 Estimated Total Businesses	206	987	2,783
2024 Estimated Total Employees	2,754	17,215	40,766



LEASE TERM						RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Heinfeld, Meech & Co. PC	6,800	Nov 2005	Feb 2028	Current	-	\$16,266.17	\$2.39	\$195,194	\$28.70	NN	NONE
				Nov 2025	3.00%	\$16,754.16	\$2.46	\$201,049	\$29.57		3% annual increases

FINANCIAL INFORMATION

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FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners-West, LLC

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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