

# OFFERING MEMORANDUM



## COUNTRY CLUB PLAZA

FOR SALE | 9,120 SF | 2761 N Country Club Road, Tucson, AZ 85716

**Kyle Kilgore**

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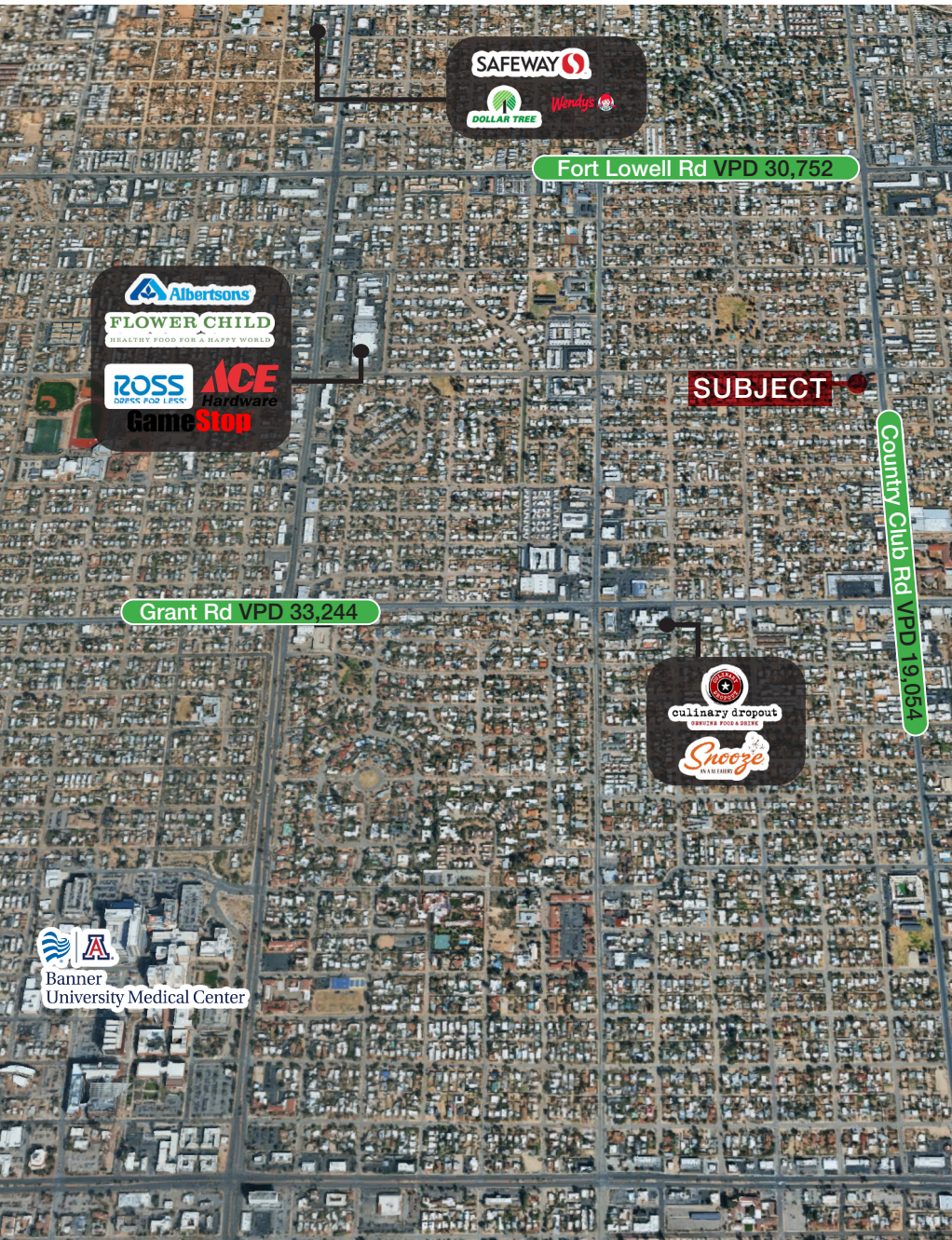
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**NAI**Horizon





Sales Price \$1,399,000.00 (\$153.40/SF)

Property Name	Country Club Plaza
Address	2761 N Country Club Rd, Tucson, AZ 85716
Year Built	1984
Zoning	C-1/R
Parcel #	112-07-271A

## Property & Location Features

- Recent capital improvements
  - New cooling tower, cooling tower pump, and boilers
  - LED lighting upgrades in 75% of building
- Attractive and well-maintained multi-tenant professional office property
- Secure courtyard
- Ample surface and covered parking available
- Easy access for clients off of both Country Club Rd & Glenn St
- High visible signage opportunity

Demographics	1 Mile	3 Miles	5 Miles
Median Age	37.5	33.7	37.8
Population	19,053	128,265	271,726
Average HH Income	\$64,647	\$71,724	\$77,893

Traffic Counts	VPD
Country Club Rd	19,054
Fort Lowell Rd	30,752

# Property Rental Income Statement Proforma & Rent Roll | December 2025

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	Monthly	Yearly	Notes
<b>REVENUE</b>			
Suite 100	\$3,049	\$36,588	Tenant Occupied
Suite 101	\$4,776	\$57,312	Tenant Occupied
Suite 201	\$3,650	\$43,800	Tenant Occupied
Suite 202	\$1,401	\$16,812	Tenant Occupied
Suite 210	\$1,132	\$13,584	Tenant Occupied
<b>Total Rent Received</b>	<b>\$14,008</b>	<b>\$168,096</b>	
<b>EXPENSES</b>			
Advertising	\$0	\$0	
Auto and Travel	\$0	\$0	
Cleaning and Maintenance	(\$985)	(\$11,820)	\$400 for Landscape & \$585 for Restrooms
Commissions	\$0	\$0	
Insurance	(\$248)	(\$2,971)	Paid in May, 2025
Legal / Professional Fees	\$0	\$0	
Management Fees	\$0	\$0	
Mortgage Interest	\$0	\$0	
Other Interest	\$0	\$0	
Repairs	(\$1,000)	(\$12,000)	Varies
Supplies	\$0	\$0	
Taxes (State Property Tax)	(\$1,248)	(\$14,976)	2025 Property Tax
Taxes (City / County Tax)	(\$409)	(\$4,903)	3.1% of Rents
Utilities	(\$1,772)	(\$21,264)	From CY 2024 taxes
Depreciation	\$0	\$0	
Other Expenses	\$0	\$0	
<b>Total Operating Expenses</b>	<b>(\$5,661)</b>	<b>(\$67,934)</b>	
<b>Net Operating Income</b>	<b>\$8,347</b>	<b>\$100,162</b>	

Total Property SF

9,120 SF

% Leased

100%

Unit	Tenant	Rental Size (SF)	Base Rent	Rent Plus Taxes	Rent \$ per SF	Lease Started	Lease Expires	Lease Terms (Months)	Per-Negotiated Lease Extensions?	Monthly Taxes to State	Tax Rate	Dec Rent 2025	Rent Includes taxes?	Dec Taxes 2025
100	Babylon Management	1,820	\$ 2,958	\$ 3,049	\$19.50	8/1/25	10/31/28	39	No	\$ 91.68	3.1%	\$2,958	Yes	\$89
101	Simply Accounting	2,750	\$ 4,633	\$ 4,776	\$20.22	9/1/21	11/30/26	45	No	\$ 143.61	3.1%	\$4,633	Yes	\$139
201	Chronicle Heritage	2,750	\$ 3,541	\$ 3,650	\$15.45	1/1/24	12/31/26	24	2 at 3 yrs	\$ 109.76	3.1%	\$3,541	Yes	\$106
202	Mike Comins	1,025	\$ 1,359	\$ 1,401	\$15.91	10/1/23	9/30/26	36	No	\$ 42.13	3.1%	\$1,359	Yes	\$41
210	William Silva	775	\$ 1,098	\$ 1,132	\$17.00	5/1/25	4/30/26	12	No	\$ 34.04	3.1%	\$1,098	Yes	\$33
<b>Total For Building:</b>		<b>9,120</b>	<b>\$ 13,588</b>	<b>\$ 14,009</b>	<b>\$17.88</b>							<b>Totals: \$13,588</b>		<b>\$409</b>







# COUNTRY CLUB PLAZA

OFFERING MEMORANDUM | 9,080 SF | 2761 N Country Club Road

## Thank You

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### Disclaimer Statement

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