

OFFERING MEMORANDUM



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

Kyle Kilgore

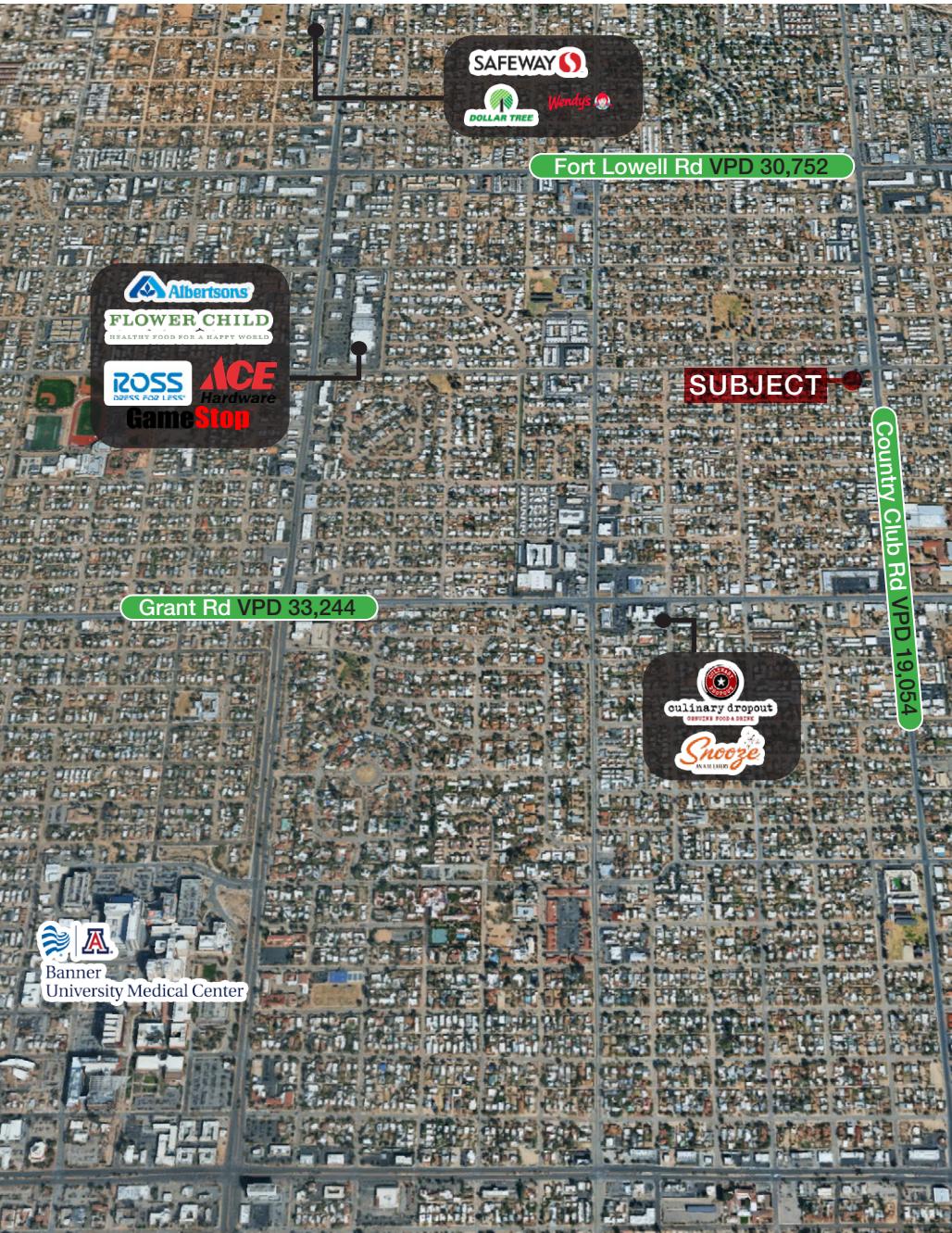
kyle.kilgore@naihorizon.com | 520 999 3736

Phil Skillings

phil.skillings@naihorizon.com | 520 326 4500

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

NAIHorizon



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

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

COUNTRY CLUB PLAZA OFFERING MEMORANDUM

	Monthly	Yearly	Notes
REVENUE			
Suite 100	\$3,049	\$36,588	<i>Tenant Occupied</i>
Suite 101	\$4,776	\$57,312	Available - Proforma Rent of \$20.22
Suite 201	\$3,650	\$43,800	<i>Tenant Occupied</i>
Suite 202	\$1,401	\$16,812	<i>Tenant Occupied</i>
Suite 210	\$1,132	\$13,584	<i>Tenant Occupied</i>
Total Rent Received	\$14,008	\$168,096	
EXPENSES			
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	
Total Operating Expenses	(\$5,661)	(\$67,934)	
Proforma Net Operating Income	\$8,347	\$100,162	

Total Property SF
9,120 SF

Unit	Tenant	Rental Size (SF)	Base Rent	Rent Plus Taxes	Rent \$ per SF	Lease Started	Lease Expires	Lease Terms (Months)	Pre-Negotiated Lease Extensions?	Monthly Taxes to State	Tax Rate
100	Babylon Management	1,820	\$ 2,958	\$ 3,049	\$19.50	8/1/25	10/31/28	39	No	\$ 91.68	3.1%
101	AVAILABLE	2,750	\$ 4,633	\$ 4,776	\$20.22					\$ 143.61	3.1%
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%
202	Mike Comins	1,025	\$ 1,359	\$ 1,401	\$15.91	10/1/23	9/30/26	36	No	\$ 42.13	3.1%
210	William Silva	775	\$ 1,098	\$ 1,132	\$17.00	5/1/25	4/30/26	12	No	\$ 34.04	3.1%
Total For Building:		9,120	\$ 13,588	\$ 14,009	\$17.88						

Owner-User Property Rental Income Statement Proforma & Rent Roll | December 2025

COUNTRY CLUB PLAZA OFFERING MEMORANDUM

	Monthly	Yearly	Notes
REVENUE			
Suite 100	\$3,049	\$36,588	<i>Tenant Occupied</i>
Suite 101	-	-	<i>Owner Occupied</i>
Suite 201	\$3,650	\$43,800	<i>Tenant Occupied</i>
Suite 202	\$1,401	\$16,812	<i>Tenant Occupied</i>
Suite 210	\$1,132	\$13,584	<i>Tenant Occupied</i>
Total Rent Received	\$9,233	\$110,784	
EXPENSES			
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)	(\$266)	(\$3,192)	3.1% of Rents
Utilities	(\$1,237)	(\$14,842)	From CY 2024 taxes
Depreciation	\$0	\$0	
Other Expenses	\$0	\$0	
Total Operating Expenses	(\$4,984)	(\$59,808)	
Proforma Net Operating Income	\$4,249	\$50,988	

Total Property SF
9,120 SF

Unit	Tenant	Rental Size (SF)	Base Rent	Rent Plus Taxes	Rent \$ per SF	Lease Started	Lease Expires	Lease Terms (Months)	Pre-Negotiated Lease Extensions?	Monthly Taxes to State	Tax Rate
100	Babylon Management	1,820	\$ 2,958	\$ 3,049	\$19.50	8/1/25	10/31/28	39	No	\$ 91.68	3.1%
101	Owner Occupied	2,750	-	-	-	-	-	-	-	-	-
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%
202	Mike Comins	1,025	\$ 1,359	\$ 1,401	\$15.91	10/1/23	9/30/26	36	No	\$ 42.13	3.1%
210	William Silva	775	\$ 1,098	\$ 1,132	\$17.00	5/1/25	4/30/26	12	No	\$ 34.04	3.1%
Total For Building:		9,120	\$ 8,955	\$ 9,233	\$16.97						

Photos

COUNTRY CLUB PLAZA

OFFERING MEMORANDUM



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

COUNTRY CLUB PLAZA

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

Thank You

Kyle Kilgore

kyle.kilgore@naihorizon.com
520 999 3736

Phil Skillings

phil.skillings@naihorizon.com
520 326 4500



NAI Horizon
Commercial Real Estate Services
2900 N Swan Rd.
Suite 200
Tucson, AZ 85712 USA
520 326 2200
naihorizon.com

Disclaimer Statement

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.