

OFFERING MEMORANDUM



COUNTRY CLUB PLAZA

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

Kyle Kilgore

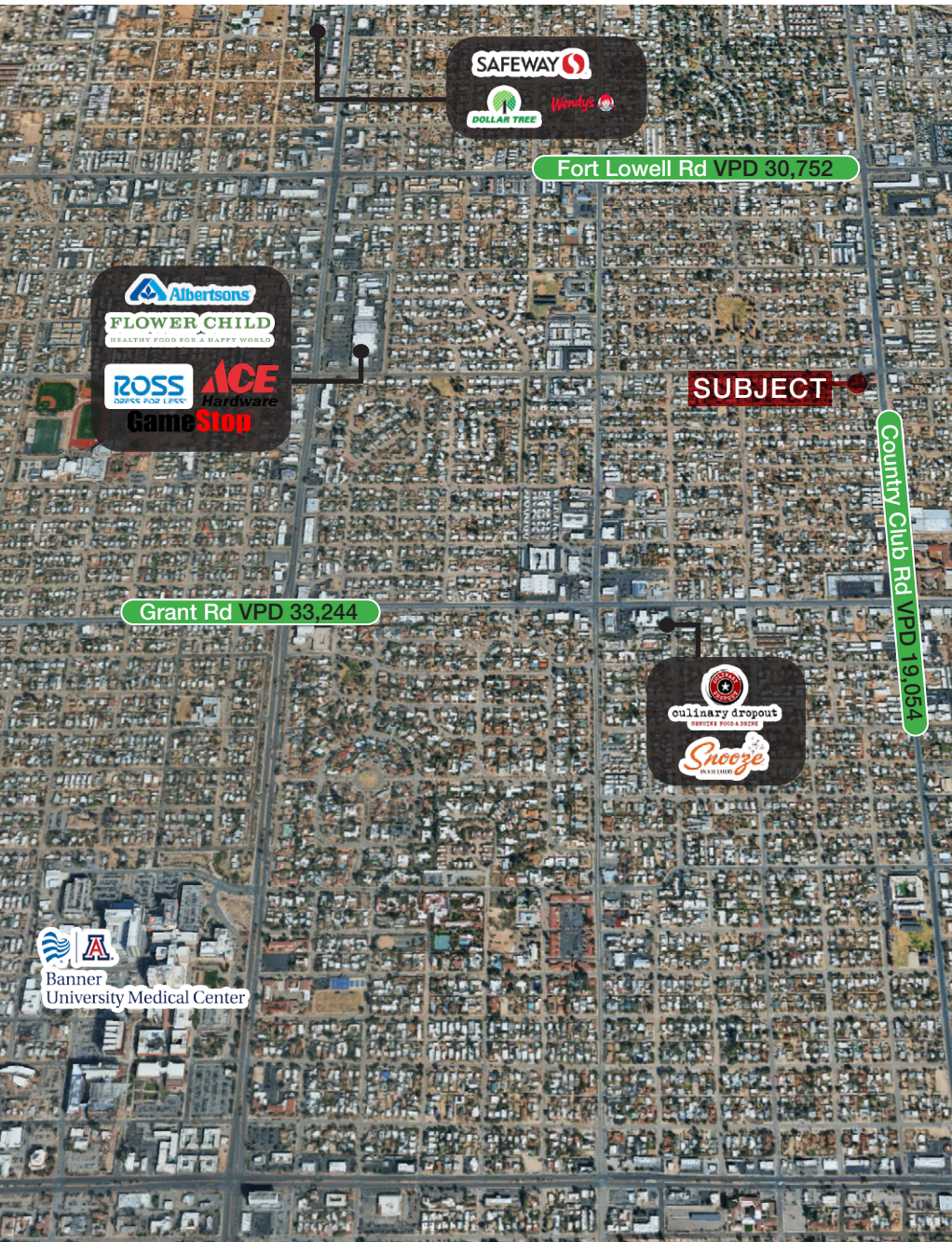
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NAIHorizon



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

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	Monthly	Yearly	Notes
REVENUE			
Suite 100	\$3,049	\$36,588	Tenant Occupied
Suite 101	\$4,776	\$57,312	Available - Proforma Rent of \$20.22
Suite 201	\$3,650	\$43,800	Tenant Occupied
Suite 202	\$1,401	\$16,812	Tenant Occupied
Suite 210	\$1,132	\$13,584	Tenant Occupied
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	Tenant Occupied
Suite 101	-	-	Owner 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
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

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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	-	-	-	-	-	-	-	-	-
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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						



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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